

# **Annual Development Impact Fee Report For the City of Elk Grove For Fiscal Year 2023-24**

This report contains information on the City of Elk Grove's development impact fees for Fiscal Year 2023-24. This information is presented to comply with the annual reporting requirements contained in Government Code section 66000 *et seq.*, also known as AB 1600. Please note that this annual report is not a budget document; rather, it is compiled to meet reporting requirements. It reports revenues and expenditures for Fiscal Year 2023-24, and planned projects included in the 2024-29 Capital Improvement Program. The report summarizes revenue and expenditure activity and fund balance since FY 2019-20 and provides a 5-year revenue test using the oldest revenues first to fund expenditures.

Government Code Section 66006 requires local agencies to submit annual and five-year reports detailing the status of development impact fees. The annual report must be made available to the public within 180 days after the last day of the fiscal year and must be presented to the public agency (City Council) at least 15 days after it is made available to the public.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Beginning and ending balances of the fee program.
3. Amount of fees collected, interest earned, and transfers/loans.
4. Disbursement information (including interfund transfers/loans) and percentage of the project funded by fees.
5. A description of each interfund loan along with the date the loan will be repaid and the rate of interest.
6. The estimated date when projects will begin if sufficient revenues are available to construct the project.
7. Findings for each fee program.
8. Schedule of Fees.

More detailed information on certain elements of the various development impact fee programs is available through other documents such as the Nexus Studies, Capital Improvement Programs and Budgets, the Development Related Fee Booklet, etc. The City does not earmark development impact fees for any specific project as the fees are collected; rather, the fees are applied toward a series of capital improvement projects,

such as a future police building, civic center, and other capital facilities. No refunds were made during the fiscal year according to Government Code Section 66001(e) and any allocation under Government Code Section 66001(f).

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**Presentation of Information by Fund**

This report presents information by Fund starting with a summary overview of FY 2023-24 Revenues and Expenses, FY 2023-24 Project disbursements, and planned Projects for FY 2023-24. Following this overview is a more detailed 5-year review of revenues and expenses and fund balance to demonstrate both the collection and use of the fees over time.

The report presents the total FY 2022-23 and FY 2023-24 Project Amounts funded from impact fees and the percent funded from non-fee sources. The revenue table identifies the age of the total revenue available or available fund balance by demonstrating which fiscal year received the revenue. The 5-year Expenditure table presents the use of revenue collected in the year that funded the project. This demonstrates that the oldest revenue is spent before new funds, also known as the First-in, First-out basis.

A common line item for each City-administered fund is the Interest Earned/Market Gain/Loss. In this particular year, the City did record unrealized losses but since the City generally holds its investments to maturity, the City does not expect to realize any of those losses. In this report, for all City-administered, non-administrative impact fee funds, the most recently approved 5-year Capital Improvement Program (CIP) activity for each fund has been included to demonstrate the expenditure plan for the upcoming 5-year period.

## Capital Facilities Fee Program Overview (six fee components)

The Capital Facilities Fee (CFF) Program was first adopted by the City Council in 2002 and was updated in 2004, 2009, and most recently in June 2021 when the fee program nexus study was updated by the City's contracted consultant, Goodwin Consulting. The current 2021 version of the CFF Program Nexus Study includes the following components: City administration facilities, police facilities and equipment, corporation yard (sub-component is corporation yard – animal shelter), library, transit, and fee program administration for a total of six components to the CFF program (with animal shelter within the corporation yard component). All revenue previously collected under the consolidated fee programs was transferred along with the obligation to provide facilities.

### 1. Capital Facilities Fee – City Administration Facilities (Fund 311)

The 2021 Nexus Study identified the need for a new City administrative facilities fee to serve future development in the City through buildout. The estimated cost of these new facilities was included in the Nexus Study and totaled \$32.8 million in 2021 dollars. The 2021 Nexus Study calculated future administrative space needs using the existing level of service, and allocated 100% of future facilities costs to new development, assuming the same level is maintained.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, and may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There is currently one project programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast. A City Facilities Assessment Master Plan was funded in FY18-19. This is due to the need to accumulate sufficient funds first before programming eligible project expenditures.

#### Required Findings

1. The purpose of the City administration facilities fee component of the Capital Facilities fee Program is to fund the City administration facilities improvements necessary to serve new residential and nonresidential development in the City. New development in the City will increase the service population and, therefore, the need for new City administration facilities.
2. The reasonable relationship between the City administration facilities fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2021 Update dated June 11, 2021, effective August 22, 2021*.
3. The sources and amounts of funding anticipated to complete the future City administration facilities are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2021 Update dated June 11, 2021, effective August 22, 2021* (shown in 2021 dollars).

4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|   |               |                                     |
|---|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023                 | \$ 2,488,386  |                                     |
| Fees Collected                                  | \$ 572,552    |                                     |
| Interest Earned, Market Gain/Loss               | \$ 124,747    |                                     |
| Total   | \$ 697,299    |                                     |
| <u>Disbursements</u>                            | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration                       | \$ 1,008      | 100%                                |
| Ending Balance, June 30, 2024                   | \$ 3,184,677  |                                     |
| <u>Planned Projects for Fiscal Year 2024/25</u> | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| 8401 Laguna Palms Way Improvements WFC040       | \$ 104,000    | 0%                                  |

**Capital Facilities Fee**  
**FUND: 311 - CFF - City Administration Facilities**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                 | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Revenues</b>                    |                   |                   |                   |                   |                   |
| Fees collected                     | \$ 183,015        | \$ 244,833        | \$ 279,612        | \$ 388,682        | \$ 572,552        |
| Interest Earned, Market Gain/Loss  | \$ 64,624         | \$ 9,115          | \$ (67,201)       | \$ 20,934         | \$ 124,747        |
| Miscellaneous Revenue              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Revenues</b>              | <b>\$ 247,639</b> | <b>\$ 253,948</b> | <b>\$ 212,411</b> | <b>\$ 409,615</b> | <b>\$ 697,299</b> |
| <b>Expenditures</b>                |                   |                   |                   |                   |                   |
| Debt Service                       | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Impact Fee Administration          | \$ 827            | \$ 2,832          | \$ 853            | \$ 1,027          | \$ 1,008          |
| AB 1600 Disbursements              | \$ 34             | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Expenditures</b>          | <b>\$ 860</b>     | <b>\$ 2,832</b>   | <b>\$ 853</b>     | <b>\$ 1,027</b>   | <b>\$ 1,008</b>   |
| Revenue Less Expenditures          | \$ 246,779        | \$ 251,116        | \$ 211,558        | \$ 408,588        | \$ 696,291        |
| Fund Balance, Beginning of Year    | \$ 1,370,345      | \$ 1,617,124      | \$ 1,868,240      | \$ 2,079,798      | \$ 2,488,386      |
| Fund Balance, End of Year          | \$ 1,617,124      | \$ 1,868,240      | \$ 2,079,798      | \$ 2,488,386      | \$ 3,184,677      |
| Assigned Fund Balance              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Available Fund Balance             | \$ 1,617,124      | \$ 1,868,240      | \$ 2,079,798      | \$ 2,488,386      | \$ 3,184,677      |
| <b>[1] Prior Period Adjustment</b> |                   |                   |                   |                   |                   |

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 1,008                       | 100%                                 | \$ 1,008                       | \$ -                               |
| <br>                       |                                |                                      |                                |                                    |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| Impact Fee Administration  | \$ 1,027                       | 100%                                 | \$ 1,027                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 247,639          | \$ 253,948          | \$ 212,411          | \$ 409,615          | \$ 697,299          |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 272,793          | \$ 247,639          | \$ 253,948          | \$ 212,411          | \$ 409,615          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 206,052          | \$ 272,793          | \$ 247,639          | \$ 253,948          | \$ 212,411          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 60,945           | \$ 206,052          | \$ 272,793          | \$ 247,639          | \$ 253,948          |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 198,146          | \$ 60,945           | \$ 206,052          | \$ 272,793          | \$ 247,639          |
| Available Revenue Greater than five Prior Fiscal years | \$ 631,550          | \$ 826,864          | \$ 886,955          | \$ 1,091,980        | \$ 1,363,765        |
| <b>Total Revenue Available</b>                         | <b>\$ 1,617,124</b> | <b>\$ 1,868,240</b> | <b>\$ 2,079,798</b> | <b>\$ 2,488,386</b> | <b>\$ 3,184,677</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ 860           | \$ 2,832         | \$ 853           | \$ 1,027         | \$ 1,008         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 860</b>    | <b>\$ 2,832</b>  | <b>\$ 853</b>    | <b>\$ 1,027</b>  | <b>\$ 1,008</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|   | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| 8401 Laguna Palms Way Improvements WFC040 | \$ 104,000       | \$ -             | \$ -             | \$ -             | \$ -             |
| Total                                     | \$ 104,000       | \$ -             | \$ -             | \$ -             | \$ -             |

## 2. Capital Facilities Fee – Police Facilities (Fund 312)

The 2021 Nexus Study identified the need for a new police facility, capacity improvements to a recently acquired facility, and police vehicles. The estimated cost of these new facilities was included in the Nexus Study and totaled \$19.1 million in 2021 dollars. The 2021 Nexus Study calculated future police space needs using the existing level of service, and allocated 100% of future facilities costs to new development, assuming that the same level is maintained.

This citywide development impact fee program component funds new development's share of police facilities and equipment to serve the City. The Ending Balance for June 30, 2024, reflects the balance on the City's books, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

### Required Findings

1. The purpose of the police facility fee component of the Capital Facilities Fee Program is to fund the police facility improvements and vehicle acquisition necessary to serve new residential and nonresidential development in the City based on the existing level of service provided. New development in the City will increase the service population and, therefore, the need for new police personnel.
2. The reasonable relationship between the police facility fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2021 Update dated June 11, 2021, effective August 22, 2021*.
3. The sources and amounts of funding anticipated to complete the future police facility are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2021 Update dated June 11, 2021, effective August 22, 2021* (shown in 2021 dollars).
4. The City acquired an existing building on Studio Court that required building improvements to adequately service expanded Police operations. The acquisition was completed in the Fall of 2019 and is expected to address Police operations anticipated growth for the next five years. The City is currently finishing the tenant improvements to the Studio Court building, as well as a project to expand the Corp Yard facility by providing exterior improvements to create an overall safe and efficient campus for the Police facilities. Costs will be allocated between CFF Police and the Capital Reserve funds, according to the functions attributable to each fund category.



|                                   |              |
|-----------------------------------|--------------|
| Beginning Balance, July 1, 2023   | \$ 4,254,671 |
| Fees Collected                    | \$ 1,510,874 |
| Interest Earned, Market Gain/Loss | \$ 224,034   |
| Miscellaneous Revenue             | \$ -         |
| Total                             | \$ 1,734,908 |

|                               | Amount       | % Fee<br>Funded in<br>FY24 |
|-------------------------------|--------------|----------------------------|
| <u>Disbursements</u>          |              |                            |
| Impact Fee Administration     | \$ 1,795     | 100%                       |
| Debt Service                  | \$ 755,400   | 100%                       |
| Other Expenses                | \$ 50,682    | 100%                       |
| Total                         | \$ 807,878   |                            |
| Ending Balance, June 30, 2024 | \$ 5,181,701 |                            |

**Capital Facilities Fee**  
**FUND: 312 - CFF - Police**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-----------------------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| <b>Revenues</b>                   |                     |                     |                   |                     |                     |
| Fees collected                    | \$ 816,558          | \$ 1,048,091        | \$ 770,490        | \$ 1,131,738        | \$ 1,510,874        |
| Interest Earned, Market Gain/Loss | \$ 102,926          | \$ 23,289           | \$ (126,476)      | \$ 53,380 [1]       | \$ 224,034          |
| Reimbursement from Fund 313       | \$ -                | \$ -                | -                 | -                   | -                   |
| Miscellaneous Revenue             | \$ 168              | \$ -                | -                 | -                   | -                   |
| <b>Total Revenues</b>             | <b>\$ 919,652</b>   | <b>\$ 1,071,380</b> | <b>\$ 644,014</b> | <b>\$ 1,185,119</b> | <b>\$ 1,734,908</b> |
| <b>Expenditures</b>               |                     |                     |                   |                     |                     |
| Debt Service                      | \$ -                | \$ -                | \$ -              | \$ 611,326          | \$ 755,400          |
| Impact Fee Administration         | \$ 18,175           | \$ 8,470            | \$ 1,483          | \$ 1,943            | \$ 1,795            |
| Other Expenses                    | \$ -                | \$ -                | \$ -              | \$ 57,519           | \$ 50,682           |
| AB 1600 Disbursements             | \$ 1,841,248        | \$ 565,848          | \$ -              | \$ -                | \$ -                |
| <b>Total Expenditures</b>         | <b>\$ 1,859,423</b> | <b>\$ 574,319</b>   | <b>\$ 1,483</b>   | <b>\$ 670,788</b>   | <b>\$ 807,878</b>   |
| Revenue Less Expenditures         | \$ (939,771)        | \$ 497,062          | \$ 642,531        | \$ 514,331          | \$ 927,030          |
| Fund Balance, Beginning of Year   | \$ 3,540,519        | \$ 2,600,748        | \$ 3,097,809      | \$ 3,740,340        | \$ 4,254,671        |
| Fund Balance, End of Year         | \$ 2,600,748        | \$ 3,097,809        | \$ 3,740,340      | \$ 4,254,671        | \$ 5,181,701        |
| Assigned Fund Balance             | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                |
| Available Fund Balance            | \$ 2,600,748        | \$ 3,097,809        | \$ 3,740,340      | \$ 4,254,671        | \$ 5,181,701        |

[1] Prior Period Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                                     | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|-------------------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration           | \$ 1,795                       | 100%                                 | \$ 1,795                       | \$ -                               |
| Police Department Vehicle Purchases | \$ 50,682                      | 100%                                 | \$ 50,682                      | \$ -                               |
| Debt Service                        | \$ 755,400                     | 100%                                 | \$ 755,400                     | \$ -                               |
| Total                               | \$ 807,878                     |                                      | \$ 807,878                     | \$ -                               |

**FY 2022-23 Projects**

|                                     | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|-------------------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration           | \$ 1,943                       | 100%                                 | \$ 1,943                       | \$ -                               |
| Police Department Vehicle Purchases | \$ 57,519                      | 100%                                 | \$ 57,519                      | \$ -                               |
| Debt Service                        | \$ 611,326                     | 100%                                 | \$ 611,326                     | \$ -                               |
| Total                               | \$ 670,788                     |                                      | \$ 670,788                     | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 919,652          | \$ 1,071,380        | \$ 644,014          | \$ 1,185,119        | \$ 1,734,908        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 1,111,526        | \$ 919,652          | \$ 1,071,380        | \$ 644,014          | \$ 1,185,119        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 486,464          | \$ 1,106,777        | \$ 919,652          | \$ 1,071,380        | \$ 644,014          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 83,106           | \$ -                | \$ 1,105,294        | \$ 919,652          | \$ 1,071,380        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -                | \$ -                | \$ -                | \$ 434,506          | \$ 546,281          |
| Available Revenue Greater than five Prior Fiscal years | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 2,600,748</b> | <b>\$ 3,097,809</b> | <b>\$ 3,740,340</b> | <b>\$ 4,254,671</b> | <b>\$ 5,181,701</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>    | <u>FY2020/21</u>  | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|---|---------------------|-------------------|------------------|-------------------|-------------------|
| Expense Allocation Current Year                         | \$ -                | \$ -              | \$ -             | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 560,361          | \$ -              | \$ -             | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 486,464          | \$ 4,749          | \$ -             | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 155,608          | \$ 486,464        | \$ 1,483         | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 354,281          | \$ 83,106         | \$ -             | \$ 670,788        | \$ 373,371        |
| Expense Allocation Greater than five Prior Fiscal years | \$ 302,710          | \$ -              | \$ -             | \$ -              | \$ 434,506        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 1,859,423</b> | <b>\$ 574,319</b> | <b>\$ 1,483</b>  | <b>\$ 670,788</b> | <b>\$ 807,878</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

### 3. Capital Facilities Fee – Corporation Yard and Animal Shelter (Fund 313)

The 2018 Nexus Study update identified the need for a corporation yard based on the build-out level of service standard. The 2018 Nexus Study update also added future Animal Shelter facilities as a subcomponent within the Corporation Yard component of the Capital Facilities Fee, including building and site space and financing costs. The estimated cost of the new facilities, including replacement costs, construction, land acquisition, and site development were included in the Nexus Study and totaled \$45 million in 2017 dollars. The Nexus Study, using 2017 dollars, identified new development's share of the cost using the build-out level of service standard at \$11 million for facilities (24.3% of the total facilities/equipment cost) which is included in the fee program. Existing development's share of the cost (the existing deficiency) is \$34 million (75.7% of new facilities/equipment).

There is an existing deficiency as a corporation yard is required regardless of any new development in the City. Because of new development, a larger corporation yard is required. Existing development's share must be funded with General Fund, Measure A, Gas Tax, the transit fund, or other funding sources, including netting the value of existing corporation yard facilities against the existing deficiency. This citywide development impact fee program component funds new development's fair share of corporation yard facilities to serve the City.

#### Required Findings

1. The purpose of the corporation yard fee component of the Capital Facilities Fee Program is to fund the corporation yard and corporation yard – animal shelter facilities improvements necessary to serve new residential and nonresidential development in the City. New development in the City will increase the service population and, therefore, the need for new corporation yard facilities.
2. The reasonable relationship between the corporation yard fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018*.
3. The sources and amounts of funding anticipated to complete the corporation yard facility are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018* (shown in 2017 dollars). The sources of funding existing development's share are the General Fund, Measure A and Gas Tax, the transit fund, storm water utility fees, or other funding sources.
4. The City has already acquired the initial corporation yard. Moving forward, the corporation yard fee component will begin directly paying for its share of project costs (28.4% of total project costs).

|                                   |              |
|-----------------------------------|--------------|
| Beginning Balance, July 1, 2023   | \$ 1,963,454 |
| Fees Collected                    | \$ 660,745   |
| Animal Shelter Fees Collected     | \$ 432,654   |
| Interest Earned, Market Gain/Loss | \$ 105,244   |
| Miscellaneous Revenue             | \$ 25,000    |
| Total                             | \$ 1,223,642 |

|                                      | Amount       | % Fee<br>Funded in<br>FY24 |
|--------------------------------------|--------------|----------------------------|
| <u>Disbursements</u>                 |              |                            |
| Impact Fee Administration            | \$ 877       | 100%                       |
| Debt Service on Animal Shelter Bonds | \$ 176,547   | 100%                       |
| Project Study                        | \$ 97,943    | 100%                       |
| Construction Engineering             | \$ 145,815   | 100%                       |
| Total                                | \$ 421,181   |                            |
| Ending Balance, June 30, 2024        | \$ 2,765,915 |                            |

**Capital Facilities Fee**  
**FUND: 313 - CFF - Corporation Yard**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>               | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| <b>Revenues</b>                  |                   |                   |                   |                   |                     |
| Fees collected                   | \$ 345,885        | \$ 451,104        | \$ 353,360        | \$ 491,761        | \$ 660,745          |
| Animal Shelter Program Fee       | \$ 226,525        | \$ 290,280        | \$ 208,446        | \$ 316,844        | \$ 432,654          |
| Interest Eamed, Market Gain/Loss | \$ 37,960         | \$ 8,357          | \$ (47,892)       | \$ 10,378         | \$ 105,244          |
| Miscellaneous Revenue            | \$ -              | \$ -              | \$ -              | \$ -              | \$ 25,000           |
| <b>Total Revenues</b>            | <b>\$ 610,371</b> | <b>\$ 749,741</b> | <b>\$ 513,914</b> | <b>\$ 818,983</b> | <b>\$ 1,223,642</b> |
| <b>Expenditures</b>              |                   |                   |                   |                   |                     |
| Impact Fee Administration        | \$ 76,556         | \$ 405,489        | \$ 584            | \$ 822            | \$ 877              |
| Debt Service                     | \$ 176,647        | \$ 176,647        | \$ 176,280        | \$ 176,530        | \$ 176,547          |
| Reimbursement to Fund 312        | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| Project Study                    | \$ -              | \$ -              | \$ -              | \$ 63,906         | \$ 97,943           |
| Construction Contract            | \$ -              | \$ -              | \$ -              | \$ -              | \$ 145,815          |
| AB 1600 Disbursements            | \$ 71,133         | \$ -              | \$ -              | \$ -              | \$ -                |
| <b>Total Expenditures</b>        | <b>\$ 324,336</b> | <b>\$ 582,136</b> | <b>\$ 176,864</b> | <b>\$ 241,258</b> | <b>\$ 421,181</b>   |
| Revenue Less Expenditures        | \$ 286,035        | \$ 167,605        | \$ 337,050        | \$ 577,725        | \$ 802,461          |
| Fund Balance, Beginning of Year  | \$ 595,040        | \$ 881,074        | \$ 1,048,679      | \$ 1,385,729      | \$ 1,963,454        |
| Fund Balance, End of Year        | \$ 881,074        | \$ 1,048,679      | \$ 1,385,729      | \$ 1,963,454      | \$ 2,765,915        |
| Assigned Fund Balance            | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| Available Fund Balance           | \$ 881,074        | \$ 1,048,679      | \$ 1,385,729      | \$ 1,963,454      | \$ 2,765,915        |

[1] Prior Period Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|---------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration | \$ 877                     | 100%                             | \$ 877                     | \$ -                           |
| Debt Service              | \$ 176,547                 | 100%                             | \$ 176,547                 | \$ -                           |
| Project Study             | \$ 97,943                  | 100%                             | \$ 97,943                  | \$ -                           |
| Construction Contract     | \$ 145,815                 | 100%                             | \$ 145,815                 | \$ -                           |
| Total                     | \$ 421,181                 |                                  | \$ 421,181                 | \$ -                           |

**FY 2022-23 Projects**

|                           | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|---------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration | \$ 822                     | 100%                             | \$ 822                     | \$ -                           |
| Debt Service              | \$ 176,530                 | 100%                             | \$ 176,530                 | \$ -                           |
| Project Study             | \$ 63,906                  | 100%                             | \$ 63,906                  | \$ -                           |
| Total                     | \$ 241,258                 |                                  | \$ 241,258                 | \$ -                           |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|-------------------|---------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 610,371        | \$ 749,741          | \$ 513,914          | \$ 818,983          | \$ 1,223,642        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 270,704        | \$ 298,938          | \$ 749,741          | \$ 513,914          | \$ 818,983          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -                | \$ 122,074          | \$ 630,558          | \$ 723,290          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 881,074</b> | <b>\$ 1,048,679</b> | <b>\$ 1,385,729</b> | <b>\$ 1,963,454</b> | <b>\$ 2,765,915</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Expense Allocation Current Year                         | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 324,336        | \$ 311,433        | \$ -              | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ 270,704        | \$ 176,864        | \$ 119,183        | \$ -              |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ 122,074        | \$ 421,181        |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Expense Allocation Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Annual Expenditures</b>                        | <b>\$ 324,336</b> | <b>\$ 582,136</b> | <b>\$ 176,864</b> | <b>\$ 241,258</b> | <b>\$ 421,181</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

#### 4. Capital Facilities Fee – Library Facilities (Fund 315)

The 2018 Nexus Study update identified the need for new library facilities. The estimated cost of the new facility, including financing, was included in the Nexus Study and totaled \$51 million in 2017 dollars. The Nexus Study, using 2017 dollars, identified new development's share of the cost using the build-out level of service standard at \$16 million in 2017 dollars (31.2% of the total cost) which is included in the fee program. Existing development's share of the cost (the existing deficiency) is \$35 million (68.8% of the estimated cost). There is an existing deficiency because the City's existing library facilities are inadequate at approximately 0.20 square feet of library facility per resident, while the Sacramento Public Library Master Plan sets a level of service standard at 0.50 square feet per resident. The 2018 update to the CFF Nexus Study identifies the amount of square footage needed to meet the 0.50 square feet of library facility per future resident. Existing development's share must be funded with grants, the General Fund, or other funding sources. This citywide development impact fee program component funds new development's fair share of library facilities to serve the City.

##### Required Findings

1. The purpose of the library facility fee component of the Capital Facilities Fee Program is to fund the library facility improvements necessary to serve new residential development in the City. New development in the City will increase the service population and, therefore, the need for new library facilities.
2. The reasonable relationship between the library fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018*.
3. The sources and amounts of funding anticipated to complete the future library facility are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018* (shown in 2017 dollars), as well as in the 2024-2029 Capital Improvement Program.
4. The approximate date for funding and constructing this new facility is currently outside of the 2024-2029 Capital Improvement Program as these are longer-term planned projects for the City.

|                                   |              |
|-----------------------------------|--------------|
| Beginning Balance, July 1, 2023   | \$ 8,354,297 |
| Fees Collected                    | \$ 1,705,006 |
| Interest Earned, Market Gain/Loss | \$ 374,353   |
| Interfund Loan Repayment          | \$ -         |
| Miscellaneous Revenue             | \$ -         |
| Total                             | \$ 2,079,359 |

| <u>Disbursements</u>                            | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|---|---------------|-------------------------------------|
| Impact Fee Administration                       | \$ 3,004      | 100%                                |
| 9260 Elk Grove Blvd Library Improvements WFC046 | \$ 147,184    | 14%                                 |
| Total   | \$ 150,188    |                                     |
| Ending Balance, June 30, 2024                   | \$ 10,283,468 |                                     |

**Capital Facilities Fee**  
**FUND: 315 - CFF - Library**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-------------------------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| <b>Revenues</b>                     |                     |                     |                   |                     |                     |
| Fees collected                      | \$ 881,028          | \$ 1,137,481        | \$ 797,478        | \$ 1,150,888        | \$ 1,705,006        |
| Interest Earned, Market Gain/Loss   | \$ 160,582          | \$ 30,350           | \$ (182,553)      | \$ 36,511           | [1] \$ 374,353      |
| Interfund Loan Repayment (Interest) | \$ -                | \$ -                | \$ -              | \$ 80,908           | \$ -                |
| <b>Total Revenues</b>               | <b>\$ 1,041,610</b> | <b>\$ 1,167,831</b> | <b>\$ 614,924</b> | <b>\$ 1,268,307</b> | <b>\$ 2,079,359</b> |
| <b>Expenditures</b>                 |                     |                     |                   |                     |                     |
| Impact Fee Administration           | \$ 6,926            | \$ 7,418            | \$ 2,839          | \$ 2,847            | \$ 3,004            |
| Preliminary Engineering             | \$ -                | \$ -                | \$ -              | \$ 5,606            | \$ 102,889          |
| Other Capital Improvement           | \$ -                | \$ -                | \$ -              | \$ -                | \$ 44,295           |
| AB 1600 Disbursements               | \$ 8,275            | \$ 184,505          | \$ -              | \$ -                | \$ -                |
| <b>Total Expenditures</b>           | <b>\$ 15,201</b>    | <b>\$ 191,923</b>   | <b>\$ 2,839</b>   | <b>\$ 8,453</b>     | <b>\$ 150,188</b>   |
| Revenue Less Expenditures           | \$ 1,026,409        | \$ 975,907          | \$ 612,085        | \$ 1,259,855        | \$ 1,929,170        |
| Fund Balance, Beginning of Year     | \$ 2,980,041        | \$ 4,006,450        | \$ 4,982,358      | \$ 7,094,443        | \$ 8,354,297        |
| Prior year adjustment               | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                |
| Revised Beginning Balance           | \$ 2,980,041        | \$ 4,006,450        | \$ 4,982,358      | \$ 7,094,443        | \$ 8,354,297        |
| Fund Balance, End of Year           | \$ 4,006,450        | \$ 4,982,358        | \$ 5,594,443      | \$ 8,354,297        | \$ 10,283,468       |
| Adjustment to Fund Balance          | \$ -                | \$ -                | \$ 1,500,000      | \$ -                | \$ -                |
| Available Fund Balance              | \$ 4,006,450        | [2] \$ 4,982,358    | [2] \$ 7,094,443  | [2] \$ 8,354,297    | [2] \$ 10,283,468   |

[1] Prior Period Adjustment

[2] Excludes interfund loan to Fund 330 for settlement payment

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u>                      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Project Management                              | \$ 3,004                       | 100%                                 | \$ 3,004                       | \$ -                               |
| 9260 Elk Grove Blvd Library Improvements WFC046 | \$ 1,059,764                   | 14%                                  | \$ 147,184                     | \$ 912,580                         |
| <b>Total</b>                                    | <b>\$ 1,062,768</b>            |                                      | <b>\$ 150,188</b>              | <b>\$ 912,580</b>                  |

| <u>FY 2022-23 Projects</u>                      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Project Management                              | \$ 2,847                       | 100%                                 | \$ 2,847                       | \$ -                               |
| 9260 Elk Grove Blvd Library Improvements WFC046 | \$ 21,656                      | 26%                                  | \$ 5,606                       | \$ 16,051                          |
| <b>Total</b>                                    | <b>\$ 24,503</b>               |                                      | <b>\$ 8,453</b>                | <b>\$ 16,051</b>                   |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>     |
|--|---------------------|---------------------|---------------------|---------------------|----------------------|
| Available Revenue Current Year                         | \$ 1,041,610        | \$ 1,167,831        | \$ 614,924          | \$ 1,268,307        | \$ 2,079,359         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 1,159,267        | \$ 1,041,610        | \$ 1,167,831        | \$ 614,924          | \$ 1,268,307         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 641,425          | \$ 1,159,267        | \$ 1,041,610        | \$ 1,167,831        | \$ 614,924           |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 233,760          | \$ 641,425          | \$ 1,159,267        | \$ 1,041,610        | \$ 1,167,831         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 494,588          | \$ 233,760          | \$ 641,425          | \$ 1,159,267        | \$ 1,041,610         |
| Available Revenue Greater than five Prior Fiscal years | \$ 435,799          | \$ 738,464          | \$ 2,469,385        | \$ 3,102,357        | \$ 4,111,436         |
| <b>Total Revenue Available</b>                         | <b>\$ 4,006,450</b> | <b>\$ 4,982,358</b> | <b>\$ 7,094,443</b> | <b>\$ 8,354,297</b> | <b>\$ 10,283,468</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u>  | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u>  |
|---|------------------|-------------------|------------------|------------------|-------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -              | \$ -             | \$ -             | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -              | \$ -             | \$ -             | \$ -              |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -              | \$ -             | \$ -             | \$ -              |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -              | \$ -             | \$ -             | \$ -              |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -              | \$ -             | \$ -             | \$ -              |
| Expense Allocation Greater than five Prior Fiscal years | \$ 15,201        | \$ 191,923        | \$ 2,839         | \$ 8,453         | \$ 150,188        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 15,201</b> | <b>\$ 191,923</b> | <b>\$ 2,839</b>  | <b>\$ 8,453</b>  | <b>\$ 150,188</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total</b>    | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |



## 5. Capital Facilities Fee – Transit/Bus (Fund 317)

The 2018 Nexus Study update identified the need for a transit corporation yard, buses, bus facilities, and rapid transit facilities. The estimated cost of these components combined was included in the Nexus Study and totaled \$82.5 million in 2017 dollars. The Nexus Study, using 2017 dollars, identified new development's share of the cost using the build-out level of service standard at \$21.2 million for buses and facilities (60.5% of the total cost) which is included in the fee program. Existing development's share of the cost (the existing deficiency) is \$13.9 million (39.5% of the estimated cost). The 2018 Nexus Study update also identifies \$47.4 million of rapid transit facilities to be funded with an 80% federal funding match. There is an existing deficiency representing existing development's funding responsibility for unconstructed facilities included in the fee program based on existing and future development estimates for the City. Existing development's share must be funded with Federal funds, the General Fund, farebox revenue, or other funding sources. This citywide development impact fee program component funds new development's fair share of transit/bus-related facilities to serve the City.

### Required Findings

1. The purpose of the transit fee component of the Capital Facilities Fee Program is to fund the transit facility improvements and vehicle acquisition necessary to serve new residential and nonresidential development in the City. New development in the City will increase transit ridership and therefore, the need for additional transit facilities and vehicles.
2. The reasonable relationship between the corporation yard fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018*.
3. The sources and amounts of funding anticipated for completing bus acquisitions and related facilities are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018* (shown in 2017 dollars). The sources of funding for existing development's share are Federal funds or other funding sources.
4. The City entered into an annexation agreement with the Sacramento Regional Transit District (SacRT) that annexed the City's transit services and all operational, maintenance, and administrative functions into SacRT on July 1, 2021. Under the new agreement, SacRT is solely responsible for the administrative oversight and implementation of all fixed-route transit and ADA paratransit service (e-tran and e-van) operations, transit asset maintenance and replacement, route/schedule planning, customer service, operating and capital funding acquisition, and required financial management duties provided for the City of Elk Grove. The City's local and administrative control over transit service planning and funding has ceased with some exceptions, as defined by the terms of the agreement.

|   |               |                            |
|---|---------------|----------------------------|
| Beginning Balance, July 1, 2023                 | \$ 6,356,556  |                            |
| Fees Collected                                  | \$ 1,045,692  |                            |
| Interest Earned, Market Gain/Loss               | \$ 318,931    |                            |
| Miscellaneous Revenue                           | \$ -          |                            |
| Total   | \$ 1,364,623  |                            |
|   |               | % Fee<br>Funded in<br>FY24 |
| <u>Disbursements</u>                            | <u>Amount</u> | <u></u>                    |
| Impact Fee Administration                       | \$ 2,518      | 100%                       |
| Ending Balance, June 30, 2024                   | \$ 7,718,661  |                            |
|   |               | % Fee<br>Funded in<br>FY24 |
| <u>Planned Projects for Fiscal Year 2024/25</u> | <u>Amount</u> | <u></u>                    |
| Citywide Bus Stop Improvements WAM040           | \$ 60,000     | 0%                         |

**City of Elk Grove**  
**FUND: 317 - CFF - Bus Facilities**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                  | <u>FY2019/20</u>  | <u>FY2020/21</u>      | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-------------------------------------|-------------------|-----------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                     |                   |                       |                     |                     |                     |
| Fees collected                      | \$ 527,701        | \$ 797,385            | \$ 722,228          | \$ 842,672          | \$ 1,045,692        |
| Interest Earned, Market Gain/Loss   | \$ 166,122        | \$ 25,970             | \$ (176,917)        | \$ 59,233           | \$ 318,931          |
| Miscellaneous Revenue               | \$ -              | \$ -                  | \$ -                | \$ -                | \$ -                |
| <b>Total Revenues</b>               | <b>\$ 693,823</b> | <b>\$ 823,355</b>     | <b>\$ 545,311</b>   | <b>\$ 901,905</b>   | <b>\$ 1,364,623</b> |
| <b>Expenditures</b>                 |                   |                       |                     |                     |                     |
| Impact Fee Administration           | \$ 19,550         | \$ 66,039             | \$ 3,022            | \$ 2,648            | \$ 2,518            |
| AB 1600 Disbursements               | \$ 12,962         | \$ -                  | \$ -                | \$ -                | \$ -                |
| <b>Total Expenditures</b>           | <b>\$ 32,512</b>  | <b>\$ 66,039</b>      | <b>\$ 3,022</b>     | <b>\$ 2,648</b>     | <b>\$ 2,518</b>     |
| Revenue Less Expenditures           | \$ 661,311        | \$ 757,316            | \$ 542,289          | \$ 899,256          | \$ 1,362,105        |
| Fund Balance, Beginning of Year     | \$ 3,496,384      | \$ 4,157,695          | \$ 4,915,011        | \$ 5,457,300        | \$ 6,356,556        |
| Fund Balance, End of Year           | \$ 4,157,695      | \$ 4,915,011          | \$ 5,457,300        | \$ 6,356,556        | \$ 7,718,661        |
| Adjustment for Fee Credits [2]      | \$ -              | \$ -                  | \$ -                | \$ -                | \$ -                |
| Available Fund Balance              | \$ 4,157,695      | \$ 4,915,011          | \$ 5,457,300        | \$ 6,356,556        | \$ 7,718,661        |
| <b>[1] Prior Period Adjustment</b>  |                   |                       |                     |                     |                     |
| <b>Capital Improvement Projects</b> |                   |                       |                     |                     |                     |
|                                     | Project Amount    | Percent Funded        | Impact Fee          | Non-Impact Fee      |                     |
| <b>FY 2023-24 Projects</b>          | <u>Expended</u>   | <u>by Impact Fees</u> | <u>Expenditures</u> | <u>Expenditures</u> |                     |
| Project Management                  | \$ 2,518          | 100%                  | \$ 2,518            | \$ -                |                     |
|                                     | Project Amount    | Percent Funded        | Impact Fee          | Non-Impact Fee      |                     |
| <b>FY 2022-23 Projects</b>          | <u>Expended</u>   | <u>by Impact Fees</u> | <u>Expenditures</u> | <u>Expenditures</u> |                     |
| Project Management                  | \$ 2,648          | 100%                  | \$ 2,648            | \$ -                |                     |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 693,823          | \$ 823,355          | \$ 545,311          | \$ 901,905          | \$ 1,364,623        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 945,152          | \$ 693,823          | \$ 823,355          | \$ 545,311          | \$ 901,905          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 728,326          | \$ 945,152          | \$ 693,823          | \$ 823,355          | \$ 545,311          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 196,504          | \$ 728,326          | \$ 945,152          | \$ 693,823          | \$ 823,355          |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 530,275          | \$ 196,504          | \$ 728,326          | \$ 945,152          | \$ 693,823          |
| Available Revenue Greater than five Prior Fiscal years | \$ 1,063,616        | \$ 1,527,851        | \$ 1,721,333        | \$ 2,447,011        | \$ 3,389,645        |
| <b>Total Revenue Available</b>                         | <b>\$ 4,157,695</b> | <b>\$ 4,915,011</b> | <b>\$ 5,457,300</b> | <b>\$ 6,356,556</b> | <b>\$ 7,718,661</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ 32,512        | \$ 66,039        | \$ 3,022         | \$ 2,648         | \$ 2,518         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 32,512</b> | <b>\$ 66,039</b> | <b>\$ 3,022</b>  | <b>\$ 2,648</b>  | <b>\$ 2,518</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                                       | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|
| Citywide Bus Stop Improvements WAM040 | \$ 60,000        | \$ 450,000       | \$ -             | \$ -             | \$ -             |
| Total                                 | \$ 60,000        | \$ 450,000       | \$ -             | \$ -             | \$ -             |

## Capital Facilities Fee – Rapid Transit Facilities

Note: Sacramento Regional Transit (SacRT) holds the transit funds collected from the Elk Grove/West Vineyard Fee Program (an impact fee program created and collected by the County of Sacramento), which was discontinued in FY 2004-05 and whose facilities were made eligible under the CFF Transit Fund. The revenues collected up until the County's Elk Grove/West Vineyard Fee Program was discontinued are still held by SacRT and are separate and apart from the CFF Transit Fund and must be used to provide rapid transit facilities in the City of Elk Grove. On February 11, 2009, the City Council adopted Resolution No. 2009-38 which pledged the remaining balance of the Elk Grove/West Vineyard Fee Program held and administered by SacRT towards the Sacramento South Corridor Phase 2 Light Rail Extension. SacRT has indicated to staff that the Sacramento South Corridor Light Rail Extension will continue to be the priority for the funds.

The following information is provided by the Sacramento Regional Transit District. The City does not audit or verify the information provided.

|   |                         |                     |
|---|-------------------------|---------------------|
|   | <u>Sacramento</u>       |                     |
|   | <u>Regional Transit</u> |                     |
| SacRT Balance, July 1, 2023               | \$                      | 3,910,662           |
| <br><u>Revenue</u>                        |                         |                     |
| Fees Collected                            | \$                      | -                   |
| Interest Earned/Market Gain (Loss)        | \$                      | 213,246             |
| Miscellaneous Revenue                     | \$                      | -                   |
| Total Revenue                             | \$                      | 213,246             |
| <br><br>                                  |                         |                     |
| <u>Disbursements</u>                      | <u>Amount</u>           | <u>% Fee Funded</u> |
| No Project Disbursements                  | \$                      | -                   |
| Total                                     | \$                      | -                   |
| <br>                                      |                         |                     |
| SacRT Ending Balance, June 30, 2024       | \$                      | 4,123,908           |
| <br><br>                                  |                         |                     |
| <u>Planned SacRT Projects for FY24/25</u> | <u>Amount</u>           | <u>% Fee Funded</u> |
| No Projects Programmed                    | \$                      | -                   |

## 6. Capital Facilities Fee – Administration (Fund 319)

The 2018 Nexus Study update identified the need for fee program administration. The estimated cost was increased from 2% to 4% of the fees collected in the fee program to more adequately fund fee program administration costs. The Nexus Study, using 2017 dollars, identified new development's share of the cost at 100%. This fee funds the administrative expenses including but not limited to fee collection and accounting for the Capital Facilities Fee Program.

### Required Findings

1. The purpose of the administration fee component of the Capital Facilities Fee Program is to provide new development's share of funding for fee program administration, including fee collection, fee updates, annual reporting, etc.
2. The reasonable relationship between the administrative fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018*.
3. The sources and amounts of funding anticipated to complete administration of the fee program are in the *City of Elk Grove Capital Facilities Fee Program Nexus Study - 2018 Update dated December 20, 2017, effective March 12, 2018* (shown in 2017 dollars).
4. Administrative expenditures are ongoing in the fee program and are included in the current budget.

|                                   |    |         |
|-----------------------------------|----|---------|
| Beginning Balance, July 1, 2023   | \$ | 685,163 |
| Fees Collected                    | \$ | 236,848 |
| Interest Earned, Market Gain/Loss | \$ | 34,405  |
| Miscellaneous Revenue             | \$ | -       |
| Total                             | \$ | 271,253 |

|                               | Amount     | % Fee<br>Funded in<br>FY24 |
|-------------------------------|------------|----------------------------|
| <u>Disbursements</u>          |            |                            |
| Impact Fee Administration     | \$ 14,084  | 100%                       |
| Ending Balance, June 30, 2024 | \$ 942,332 |                            |

**City of Elk Grove**  
**FUND: 319 - CFF - Administration**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Revenues</b>                   |                   |                   |                   |                   |                   |
| Fees collected                    | \$ 119,061        | \$ 159,075        | \$ 120,202        | \$ 176,136        | \$ 236,848        |
| Interest Earned, Market Gain/Loss | \$ 19,066         | \$ 1,340          | \$ (16,293)       | \$ 3,004          | \$ 34,405         |
| <b>Total Revenues</b>             | <b>\$ 138,127</b> | <b>\$ 160,415</b> | <b>\$ 103,910</b> | <b>\$ 179,141</b> | <b>\$ 271,253</b> |
| <b>Expenditures</b>               |                   |                   |                   |                   |                   |
| Impact Fee Administration         | \$ 215,477        | \$ 154,243        | \$ 52,822         | \$ 9,022          | \$ 14,084         |
| AB 1600 Disbursements             | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Expenditures</b>         | <b>\$ 215,477</b> | <b>\$ 154,243</b> | <b>\$ 52,822</b>  | <b>\$ 9,022</b>   | <b>\$ 14,084</b>  |
| Revenue Less Expenditures         | \$ (77,350)       | \$ 6,172          | \$ 51,088         | \$ 170,119        | \$ 257,169        |
| Fund Balance, Beginning of Year   | \$ 535,134        | \$ 457,784        | \$ 463,957        | \$ 515,044        | \$ 685,163        |
| Fund Balance, End of Year         | \$ 457,784        | \$ 463,957        | \$ 515,044        | \$ 685,163        | \$ 942,332        |
| Assigned Fund Balance             | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Available Fund Balance            | \$ 457,784        | \$ 463,957        | \$ 515,044        | \$ 685,163        | \$ 942,332        |

**[1] Prior Period Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 14,084                      | 100%                                 | \$ 14,084                      | \$ -                               |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| Impact Fee Administration  | \$ 9,022                       | 100%                                 | \$ 9,022                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 138,127        | \$ 160,415        | \$ 103,910        | \$ 179,141        | \$ 271,253        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 319,657        | \$ 138,127        | \$ 160,415        | \$ 103,910        | \$ 179,141        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ 165,414        | \$ 138,127        | \$ 160,415        | \$ 103,910        |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ 112,591        | \$ 138,127        | \$ 160,415        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ 103,569        | \$ 138,127        |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ 89,486         |
| <b>Total Revenue Available</b>                         | <b>\$ 457,784</b> | <b>\$ 463,957</b> | <b>\$ 515,044</b> | <b>\$ 685,163</b> | <b>\$ 942,332</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|-------------------|-------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -              | \$ -              | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 35,914         | \$ -              | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 89,970         | \$ 154,243        | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 89,593         | \$ -              | \$ 52,822        | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -             | \$ 9,022         | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -             | \$ -             | \$ 14,084        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 215,477</b> | <b>\$ 154,243</b> | <b>\$ 52,822</b> | <b>\$ 9,022</b>  | <b>\$ 14,084</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

# Capital Facilities Fee Schedule

| Elk Grove Capital Facilities Fee Program - First Half of FY2023-24 |                          |                      |            |                   |          |         |         |          |       |
|--|--------------------------|----------------------|------------|-------------------|----------|---------|---------|----------|-------|
| July 1, 2023 through December 31, 2023                             |                          |                      |            |                   |          |         |         |          |       |
| Land Use   | City Admin<br>Facilities | Police<br>Facilities | Corp. Yard |                   |          |         | Transit | Admin    | Total |
|  |                          |                      | Corp. Yard | Animal<br>Shelter | Library  |         |         |          |       |
| <b>Residential - per unit</b>                                      |                          |                      |            |                   |          |         |         |          |       |
| Single Family  | \$ 523                   | \$ 1,367             | \$ 598     | \$ 393            | \$ 1,602 | \$ 829  | \$ 212  | \$ 5,524 |       |
| Single Family TOD  | \$ 523                   | \$ 1,367             | \$ 598     | \$ 393            | \$ 1,602 | \$ 920  | \$ 216  | \$ 5,619 |       |
| Single Family Age Restricted                                       | \$ 283                   | \$ 742               | \$ 324     | \$ 213            | \$ 869   | \$ 322  | \$ 110  | \$ 2,863 |       |
| Multi-Family   | \$ 380                   | \$ 997               | \$ 437     | \$ 286            | \$ 1,168 | \$ 697  | \$ 159  | \$ 4,124 |       |
| Multi-Family TOD   | \$ 380                   | \$ 997               | \$ 437     | \$ 286            | \$ 1,168 | \$ 927  | \$ 168  | \$ 4,363 |       |
| Multi-Family Age Restricted  | \$ 204                   | \$ 534               | \$ 235     | \$ 154            | \$ 628   | \$ 445  | \$ 88   | \$ 2,288 |       |
| <b>Commercial - per square foot</b>                                |                          |                      |            |                   |          |         |         |          |       |
| Shopping/General Commercial  | \$ 0.10                  | \$ 0.26              | \$ 0.12    | \$ 0.07           | n/a      | \$ 1.00 | \$ 0.06 | \$ 1.61  |       |
| Shopping/General Commercial TOD                                    | \$ 0.10                  | \$ 0.26              | \$ 0.12    | \$ 0.07           | n/a      | \$ 1.06 | \$ 0.06 | \$ 1.67  |       |
| Car Sales (new and used)   | \$ 0.08                  | \$ 0.21              | \$ 0.08    | \$ 0.05           | n/a      | \$ 0.82 | \$ 0.05 | \$ 1.29  |       |
| Hotel  | \$ 0.04                  | \$ 0.12              | \$ 0.04    | \$ 0.03           | n/a      | \$ 0.43 | \$ 0.03 | \$ 0.69  |       |
| <b>Office - per square foot</b>                                    |                          |                      |            |                   |          |         |         |          |       |
| Office   | \$ 0.16                  | \$ 0.42              | \$ 0.17    | \$ 0.12           | n/a      | \$ 1.07 | \$ 0.08 | \$ 2.02  |       |
| Office TOD   | \$ 0.16                  | \$ 0.42              | \$ 0.17    | \$ 0.12           | n/a      | \$ 1.19 | \$ 0.08 | \$ 2.14  |       |
| <b>Industrial - per square foot</b>                                |                          |                      |            |                   |          |         |         |          |       |
| Industrial   | \$ 0.09                  | \$ 0.23              | \$ 0.09    | \$ 0.05           | n/a      | \$ 0.22 | \$ 0.03 | \$ 0.71  |       |

| Elk Grove Capital Facilities Fee Program - Second Half of FY2023-24 |                          |                      |            |                   |          |         |         |          |       |
|---|--------------------------|----------------------|------------|-------------------|----------|---------|---------|----------|-------|
| January 1, 2024 through June 30, 2024                               |                          |                      |            |                   |          |         |         |          |       |
| Land Use  | City Admin<br>Facilities | Police<br>Facilities | Corp. Yard |                   |          |         | Transit | Admin    | Total |
|   |                          |                      | Corp. Yard | Animal<br>Shelter | Library  |         |         |          |       |
| <b>Residential - per unit</b>                                       |                          |                      |            |                   |          |         |         |          |       |
| Single Family   | \$ 534                   | \$ 1,397             | \$ 611     | \$ 402            | \$ 1,637 | \$ 847  | \$ 217  | \$ 5,645 |       |
| Single Family TOD   | \$ 534                   | \$ 1,397             | \$ 611     | \$ 402            | \$ 1,637 | \$ 940  | \$ 221  | \$ 5,742 |       |
| Single Family Age Restricted  | \$ 289                   | \$ 758               | \$ 331     | \$ 218            | \$ 888   | \$ 329  | \$ 113  | \$ 2,926 |       |
| Multi-Family  | \$ 388                   | \$ 1,019             | \$ 447     | \$ 292            | \$ 1,194 | \$ 712  | \$ 162  | \$ 4,214 |       |
| Multi-Family TOD  | \$ 388                   | \$ 1,019             | \$ 447     | \$ 292            | \$ 1,194 | \$ 947  | \$ 171  | \$ 4,458 |       |
| Multi-Family Age Restricted   | \$ 208                   | \$ 546               | \$ 240     | \$ 157            | \$ 642   | \$ 455  | \$ 90   | \$ 2,338 |       |
| <b>Commercial - per square foot</b>                                 |                          |                      |            |                   |          |         |         |          |       |
| Shopping/General Commercial   | \$ 0.10                  | \$ 0.27              | \$ 0.12    | \$ 0.07           | n/a      | \$ 1.02 | \$ 0.06 | \$ 1.64  |       |
| Shopping/General Commercial TOD                                     | \$ 0.10                  | \$ 0.27              | \$ 0.12    | \$ 0.07           | n/a      | \$ 1.08 | \$ 0.07 | \$ 1.71  |       |
| Car Sales (new and used)  | \$ 0.08                  | \$ 0.21              | \$ 0.08    | \$ 0.05           | n/a      | \$ 0.84 | \$ 0.05 | \$ 1.31  |       |
| Hotel   | \$ 0.04                  | \$ 0.12              | \$ 0.04    | \$ 0.03           | n/a      | \$ 0.44 | \$ 0.03 | \$ 0.70  |       |
| <b>Office - per square foot</b>                                     |                          |                      |            |                   |          |         |         |          |       |
| Office  | \$ 0.16                  | \$ 0.43              | \$ 0.17    | \$ 0.12           | n/a      | \$ 1.09 | \$ 0.08 | \$ 2.05  |       |
| Office TOD  | \$ 0.16                  | \$ 0.43              | \$ 0.17    | \$ 0.12           | n/a      | \$ 1.22 | \$ 0.08 | \$ 2.18  |       |
| <b>Industrial - per square foot</b>                                 |                          |                      |            |                   |          |         |         |          |       |
| Industrial  | \$ 0.09                  | \$ 0.24              | \$ 0.09    | \$ 0.05           | n/a      | \$ 0.22 | \$ 0.03 | \$ 0.72  |       |

## Affordable Housing Fee Program Overview

An Affordable Housing Fee Program was adopted by the City Council in 2002, based on a *Housing Nexus Study* and *Housing Impact Fee Analysis* prepared the same year. The 2002 studies identified the need for affordable housing in the City and provided maximum fee levels. The fee program was revised in 2004 to make some minor implementation-related amendments and the fee level did not change. Modifications from 2004 to 2012 included only annual inflation adjustments. A comprehensive update to the fees and uses was approved and codified by the City Council on March 27, 2013. As a result of the 2013 Nexus Study, the City consolidated the Affordable Housing Fund and the Very Low-Income Housing Trust Fund and established new maximum fees for residential and non-residential development projects under the Affordable Housing Development Impact Fee Program. For accounting and reporting purposes, all activities for both programs, including all loans regardless of origination date, were combined in the Affordable Housing Fund (Fund 231). The City has initiated the process of updating the affordable housing fee analysis to ensure a nexus still exists and to evaluate maximum fee levels under current economic conditions. That fee analysis is underway and expected to be completed in Spring 2025.

The Affordable Housing Fund has been used primarily to assist the development of affordable rental housing units for low-income households, which include many working families, seniors, and persons with disabilities. The City of Elk Grove's assistance typically comes in the form of "gap" financing, which offers loans with below-market interest rates and favorable terms to help assure the financial feasibility of such projects. Before the update in 2013, the fee was applied only to residential development and included a 3% administrative fee that went into a separate account within the Affordable Housing Fund. A separate fee on non-residential development went into the Very Low-Income Housing Trust Fund. Currently, the fees are applied to both residential and non-residential development, consistent with the adopted levels for given types of uses, and the 3% administrative fee continues to be charged.

### Required Findings

1. The purpose of the Affordable Housing Fee Program is to fund a portion of the cost of affordable housing for low-income households, the need for which is generated by new residential and non-residential development in the City.
2. The reasonable relationship between the affordable housing fee and the purpose for which it is charged is demonstrated in the *Affordable Housing Nexus Study* dated February 27, 2013.
3. Since the establishment of the Affordable Housing Fund, the City has provided loans worth about \$78 million to support the construction of fifteen affordable housing projects. In FY 2024/25, the Lyla (291 affordable units) is expected to open to residents. Additionally, the City has agreements to provide funding to three additional projects: Coral Blossom (\$5 million plus land value), Sheldon Farms North (\$4.05 million plus land value), and Old Town (\$3 million plus land value). If these three projects can secure the other funding they need to move forward, they will add 406 affordable housing units, 88 of which are set aside for seniors and 80



of which are set aside for people exiting homelessness. The City also owns two additional properties which it intends to use for affordable housing: 15 acres (9 buildable acres) at Sheldon Farms South and 2 acres near Elk Grove Florin and Calvine. In 2025, staff plans to with a consultant to provide basic design parameters and financial analysis and release an RFP to select an experienced affordable housing developer to build on the sites.

**Affordable Housing Fee Program (Fund 231)**

|  |               |                                     |
|--|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023            | \$ 91,788,401 |                                     |
| Fees Collected                             | \$ 5,812,282  |                                     |
| CalHome HAP Loan Reimbursement             | \$ -          |                                     |
| Interest Earned, Market Gain/Loss          | \$ 1,214,840  |                                     |
| Loan Repayment Interest                    | \$ 354,296    |                                     |
| Loan Repayment Principal                   | \$ 1,990,173  |                                     |
| Other Revenues                             | \$ 213,714    |                                     |
| Total                                      | \$ 9,585,304  |                                     |
| <br>                                       |               |                                     |
| <u>Disbursements</u>                       | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration                  | \$ 4,408,962  | 100%                                |
| AB1600 Disbursements                       | \$ -          | 0%                                  |
| Total                                      | \$ 4,408,962  |                                     |
| <br>                                       |               |                                     |
| Ending Balance, June 30, 2024              | \$ 96,964,743 |                                     |
| Adjustment to Fund Balance, End of Year    | \$ 647,715    |                                     |
| Adjusted Fund Balance, End of Year         | \$ 97,612,458 |                                     |
| Assigned Fund Balance, End of Year         | \$ 66,942,444 |                                     |
| Available Fund Balance as of June 30, 2024 | \$ 30,670,014 |                                     |

**City of Elk Grove**  
**FUND: 231 - Affordable Housing**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                       | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                          |                     |                     |                     |                     |                     |
| Fees collected                           | \$ 3,499,724        | \$ 3,986,369        | \$ 3,585,014        | \$ 4,586,168        | \$ 5,812,282        |
| Cal Home HAP Loan Reimbursement          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Interest Earned, Market Gain/Loss        | \$ 824,420          | \$ 136,243          | \$ (783,752)        | \$ 349,792 [1]      | \$ 1,214,840        |
| Loan repayment interest                  | \$ 1,196,834        | \$ 211,230          | \$ 98,838           | \$ 108,882          | \$ 354,296          |
| Loan repayment principal                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 1,990,173        |
| Other Revenues                           | \$ 2,762            | \$ 19,538           | \$ 21,435           | \$ 47,323 [1]       | \$ 213,714          |
| <b>Total Revenues</b>                    | <b>\$ 5,523,741</b> | <b>\$ 4,353,380</b> | <b>\$ 2,921,534</b> | <b>\$ 5,092,165</b> | <b>\$ 9,585,304</b> |
| <b>Expenditures</b>                      |                     |                     |                     |                     |                     |
| Impact Fee Administration                | \$ 3,006,102        | \$ 1,228,594        | \$ 143,903          | \$ 1,307,481        | \$ 4,408,962        |
| AB 1600 Disbursements                    | \$ 2,000,000        | \$ 1,000,000        | \$ 4,000,000        | \$ 3,335,573        | \$ -                |
| <b>Total Expenditures</b>                | <b>\$ 5,006,102</b> | <b>\$ 2,228,594</b> | <b>\$ 4,143,903</b> | <b>\$ 4,643,054</b> | <b>\$ 4,408,962</b> |
| Revenue Less Expenditures                | \$ 517,639          | \$ 2,124,786        | \$ (1,222,369)      | \$ 449,110          | \$ 5,176,342        |
| Fund Balance, Beginning of Year          | \$ 82,841,105       | \$ 85,284,351       | \$ 88,409,137       | \$ 91,159,554       | \$ 91,788,401       |
| Prior year adjustment                    | \$ -                | \$ -                | \$ (27,214)         | \$ -                | \$ -                |
| Revised Beginning Balance                | \$ 82,841,105       | \$ 85,284,351       | \$ 88,381,923       | \$ 91,159,554       | \$ 91,788,401       |
| Adjustment to Fund Balance, End of Year* | \$ 1,925,607        | \$ 1,000,000        | \$ 4,000,000        | \$ 179,737          | \$ 647,715          |
| Adjusted Fund Balance, End of Year       | \$ 85,284,351       | \$ 88,409,137       | \$ 91,159,554       | \$ 91,788,401       | \$ 97,612,458       |
| Assigned Fund Balance                    | \$ 65,363,713       | \$ 65,363,713       | \$ 68,023,937       | \$ 68,803,379       | \$ 66,942,444       |
| Available Fund Balance                   | \$ 19,920,638       | \$ 23,045,424       | \$ 23,135,617       | \$ 22,985,021       | \$ 30,670,014       |

**[1] Prior Period Adjustment**

\*Note: The Adjustment to Fund Balance, End of Year, is to reflect balance sheet activity, including loan repayments and distributions

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount</u><br><u>Expended</u> | <u>Percent Funded</u><br><u>by Impact Fees</u> | <u>Impact Fee</u><br><u>Expenditures</u> | <u>Non-Impact Fee</u><br><u>Expenditures</u> |
|---------------------------|--|--|--|--|
| Impact Fee Administration | \$ 4,408,962                             | 100%   | \$ 4,408,962                             | \$ -   |
| Loans issued              | \$ -                                     | 100%   | \$ -                                     | \$ -   |
| CalHome HAP Loans         | \$ -                                     | 100%   | \$ -                                     | \$ -   |
| <b>Total</b>              | <b>\$ 4,408,962</b>                      |  | <b>\$ 4,408,962</b>                      | <b>\$ -</b>                                  |

**FY 2022-23 Projects**

|                           | <u>Project Amount</u><br><u>Expended</u> | <u>Percent Funded</u><br><u>by Impact Fees</u> | <u>Impact Fee</u><br><u>Expenditures</u> | <u>Non-Impact Fee</u><br><u>Expenditures</u> |
|---------------------------|--|--|--|--|
| Impact Fee Administration | \$ 1,307,481                             | 100%   | \$ 1,307,481                             | \$ -   |
| Loans issued              | \$ -                                     | 100%   | \$ -                                     | \$ -   |
| CalHome HAP Loans         | \$ 3,335,573                             | 100%   | \$ 3,335,573                             | \$ -   |
| <b>Total</b>              | <b>\$ 4,643,054</b>                      |  | <b>\$ 4,643,054</b>                      | <b>\$ -</b>                                  |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>     | <u>FY2020/21</u>     | <u>FY2021/22</u>     | <u>FY2022/23</u>     | <u>FY2023/24</u>     |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| Available Revenue Current Year                         | \$ 5,523,741         | \$ 4,353,380         | \$ 2,921,534         | \$ 5,092,165         | \$ 9,585,304         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 4,952,873         | \$ 5,523,741         | \$ 4,353,380         | \$ 2,921,534         | \$ 5,092,165         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 2,918,265         | \$ 4,952,873         | \$ 5,523,741         | \$ 4,353,380         | \$ 2,921,534         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 4,857,394         | \$ 2,918,265         | \$ 4,952,873         | \$ 5,523,741         | \$ 4,353,380         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 1,668,366         | \$ 5,297,166         | \$ 2,918,265         | \$ 4,952,873         | \$ 5,523,741         |
| Available Revenue Greater than five Prior Fiscal years | \$ -                 | \$ -                 | \$ 2,465,825         | \$ 141,329           | \$ 3,193,889         |
| <b>Total Revenue Available</b>                         | <b>\$ 19,920,638</b> | <b>\$ 23,045,424</b> | <b>\$ 23,135,617</b> | <b>\$ 22,985,021</b> | <b>\$ 30,670,014</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Expense Allocation Current Year                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 912,394          | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 3,497,094        | \$ 560,228          | \$ -                | \$ 1,724,790        | \$ -                |
| Expense Allocation Greater than five Prior Fiscal years | \$ 596,613          | \$ 1,668,366        | \$ 4,143,903        | \$ 2,918,265        | \$ 4,408,962        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 5,006,102</b> | <b>\$ 2,228,594</b> | <b>\$ 4,143,903</b> | <b>\$ 4,643,054</b> | <b>\$ 4,408,962</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total</b>    | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

## Affordable Housing Fee Schedule

| Affordable Housing Fee        |  |   |
|-------------------------------|--|---|
| Land Use                      | First Half of FY2023-24                      | Second Half of FY2023-24                    |
|                               | July 1, 2023<br>through<br>December 31, 2023 | January 1, 2024<br>through<br>June 30, 2024 |
| <b><u>Residential</u></b>     | <i>per unit</i>                              | <i>per unit</i>                             |
| Single Family                 | \$ 6,030                                     | \$ 6,289                                    |
| Multi-Family                  | \$ 3,617                                     | \$ 3,773                                    |
| <b><u>Non-Residential</u></b> | <i>per square foot</i>                       | <i>per square foot</i>                      |
| Commercial/Retail             | \$ 0.99                                      | \$ 1.03                                     |
| Hotel                         | \$ 2.94                                      | \$ 3.06                                     |
| Manufacturing                 | \$ 1.12                                      | \$ 1.17                                     |
| Office                        | \$ -   | \$ -  |
| Warehouse                     | \$ 1.21                                      | \$ 1.26                                     |

## Elk Grove Roadway Fee Program Overview

The Elk Grove Roadway Fee Program was first adopted by the City Council in 2003 (it included approximately 75% of the City) and was updated in 2005 to include all areas of the City. A comprehensive update was approved by the City Council on May 13, 2009. The Railroad Overcrossings and Intelligent Transportation System improvements, previously separate fee components of the CFF program, were consolidated into the Roadway Fee Program, and eliminated rural road improvements, except for the necessary intersection improvements and the arterial widening of major thoroughfares in the rural areas. In 2014, the Nexus Study was updated to include additional projects, funding for rural road improvements, and certain trail facilities. The fee program includes a 2.75% administrative fee which is included in a separate account within the Elk Grove Roadway Fee Program Fund. In 2022, the Nexus Study was updated to create one single fee zone across the City rather than five geographic zones. Additionally, trail facilities were expanded into a broader range of active transportation projects, which became its own stand-alone fee program known as the Active Transportation Fee Program.

The 2022 Nexus Study also identified the need for new roadway facilities. It also includes changes to impact fee regulatory requirements. These changes include requiring payment of impact fees on residential development to be based on the floor area of new housing rather than per unit, updates and additions to the land use categories, and shifting traffic impact analysis from level of service to vehicle miles traveled as the metric in measuring the impacts of development projects on the transportation network. The estimated costs of the new facilities included in the 2022 Nexus Study, totaling \$705.5 million. \$258 million is identified to be funded from other sources including but not limited to grants, Measure A, Gas Tax, and Community Facilities Districts. After accounting for completed projects and fees collected from prior years, program costs of \$447.4 million are included in the updated Nexus Study, using 2022 dollars. The fee program includes a 5.5% administrative fee.

### Required Findings

1. The purpose of the Roadway Fee Program is to provide a funding mechanism to help the City maintain an adequate level of service on its street system by funding the construction of new roadways and other transportation improvements and widening or improving existing roadway improvements as identified in the City's traffic model and Capital Improvement Program
2. The reasonable relationship between the roadway fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Update of the Roadway Fee Program Nexus Study dated September 2022 effective February 13, 2023*.
3. The sources and amounts of funding anticipated for completing the roadway facilities are in the *City of Elk Grove Update of the Roadway Fee Program Nexus Study dated September 2022 effective February 13, 2023* (shown in 2022 dollars). The sources of funding existing development's share are grants, Measure A, Gas Tax, Community Facilities Districts, etc.
4. The approximate date for funding and constructing new facilities is shown in the 2024-2029 Capital Improvement Program.

## Roadway Fee Program (Fund 328)

|                                   |                      |
|-----------------------------------|----------------------|
| Beginning Balance, July 1, 2023   | \$ 39,240,755        |
| Program Fees collected            | \$ 7,415,343         |
| Interest Earned, Market Gain/Loss | \$ 3,508,934         |
| Miscellaneous Reimbursement       | \$ -                 |
| Fee Credit Reimbursement          | \$ -                 |
| Other revenue                     | \$ -                 |
| <b>Total</b>                      | <b>\$ 10,924,277</b> |

| <u>Disbursements</u>  | <u>Amount</u>       | <u>% Fee<br/>Funded in<br/>FY24</u> |
|---|---------------------|-------------------------------------|
| Impact Fee Administration   | \$ 1,882,386        | 100%                                |
| Capital Southeast JPA Membership                                    | \$ 50,000           | 100%                                |
| Bike/Ped Mstr Pln Update WAM006                                     | \$ 7,968            | 41%                                 |
| Laguna Creek Trail Master Plan WAM011                               | \$ 8,144            | 3%                                  |
| Arterial Road Rehab FY16 WPR014                                     | \$ 29,547           | 32%                                 |
| Elk Grove Creek Trail Gap Closure WTL011                            | \$ 14,479           | 6%                                  |
| Laguna Creek Trail Crossing at SR99 WTL016                          | \$ 13,723           | 16%                                 |
| Lgna Creek Trail Bruceville Sidewalk WTL019                         | \$ 10,468           | 100%                                |
| Grant Line Rd Widening WTR002                                       | \$ 104,145          | 100%                                |
| Whitelock Project Study WTR009                                      | \$ 644,426          | 59%                                 |
| Old Town Area Streetscape Phase 2 WTR012                            | \$ 1,200,711        | 54%                                 |
| Kammerer Rd Phase 1: Two-Lane Extension Lent Ranch to I-5 WTR014    | \$ 32,756           | 100%                                |
| Kammerer Rd. Reconstruction - Big Horn Blvd. to Lotz Parkway WTR017 | \$ 11,206           | 4%                                  |
| SEPA Roadway Right of Way Acquisition WTR027                        | \$ 312,137          | 100%                                |
| Sheldon Area Feasibility Study WTR028                               | \$ 18,303           | 100%                                |
| <b>Total</b>  | <b>\$ 4,340,399</b> |                                     |

Ending Balance, June 30, 2024 \$ 45,824,633

| <u>Planned Projects for Fiscal Year 2024/25</u>                  | <u>Amount</u>       | <u>% Fee<br/>Funded in<br/>FY24</u> |
|--|---------------------|-------------------------------------|
| Laguna Creek Trail and Bruceville Road SRTS Improvements WTL019  | \$ 39,000           | 1%                                  |
| Old Town Area Streetscape Phase 2 WTR012                         | \$ 1,520,000        | 0%                                  |
| Kammerer Rd Phase 1: Two-Lane Extension Lent Ranch to I-5 WTR014 | \$ 3,459,000        | 1%                                  |
| <b>Total</b>   | <b>\$ 5,018,000</b> |                                     |

**City of Elk Grove**  
**FUND: 328 - Elk Grove Roadway Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| Description                                 | FY2019/20            | FY2020/21            | FY2021/22           | FY2022/23            | FY2023/24            |
|---|----------------------|----------------------|---------------------|----------------------|----------------------|
| <b>Revenues</b>                             |                      |                      |                     |                      |                      |
| Program Fees collected                      | \$ 9,589,599         | \$ 12,017,203        | \$ 7,487,302        | \$ 9,080,821         | \$ 7,415,343         |
| Interest Earned, Market Gain/Loss           | \$ 1,764,440         | \$ 35,967            | \$ (1,366,624)      | \$ 376,504 [1]       | \$ 3,508,934         |
| Miscellaneous Reimbursement                 | \$ 24,489            | \$ 20,000            | \$ -                | \$ -                 | \$ -                 |
| Fee Credit Reimbursement                    | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                 |
| Other revenue                               | \$ 37,352            | \$ 282,737           | \$ 239,537          | \$ 566,076           | \$ -                 |
| <b>Total Revenues</b>                       | <b>\$ 11,415,880</b> | <b>\$ 12,355,907</b> | <b>\$ 6,360,215</b> | <b>\$ 10,023,401</b> | <b>\$ 10,924,277</b> |
| <b>Expenditures</b>                         |                      |                      |                     |                      |                      |
| Developer Fee Reimbursement                 | \$ 440,713           | \$ 787,244           | \$ -                | \$ -                 | \$ -                 |
| Impact Fee Administration                   | \$ 699,485           | \$ 713,300           | \$ 448,796          | \$ 614,708           | \$ 1,932,386         |
| Interfund Loan Repayment (Interest)         | \$ 23,120            | \$ 72,275            | \$ -                | \$ -                 | \$ -                 |
| AB1600 Expenditures                         | \$ 3,731,357         | \$ 8,202,544         | \$ 9,411,754        | \$ 1,407,862         | \$ 2,408,013         |
| <b>Total Expenditures</b>                   | <b>\$ 4,894,675</b>  | <b>\$ 9,775,364</b>  | <b>\$ 9,860,550</b> | <b>\$ 2,022,571</b>  | <b>\$ 4,340,399</b>  |
| Revenue Less Expenditures                   | \$ 6,521,205         | \$ 2,580,543         | \$ (3,500,335)      | \$ 8,000,830         | \$ 6,583,878         |
| Fund Balance, Beginning of Year             | \$ 25,638,512        | \$ 32,159,717        | \$ 34,740,260       | \$ 31,239,925        | \$ 39,240,755        |
| Prior year adjustment                       | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ 614               |
| Revised Beginning Balance                   | \$ 25,638,512        | \$ -                 | \$ -                | \$ -                 | \$ -                 |
| Fund Balance, End of Year                   | \$ 32,159,717        | \$ 34,740,260        | \$ 31,239,925       | \$ 39,240,755        | \$ 45,824,633        |
| Adjustment for Other Balance Sheet Activity | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                 |
| Adjustment for EGRFP Roadway Fee Credits    | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                 |
| Adjusted Available Fund Balance             | \$ 32,159,717        | \$ 34,740,260        | \$ 31,239,925       | \$ 39,240,755        | \$ 45,824,633        |

[1] Prior Year Adjustment

**Capital Improvement Projects**

| <b>FY 2023-24 Projects</b>  | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|---|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration   | \$ 1,882,386               | 100%                             | \$ 1,882,386               | \$ -                           |
| Capital Southeast JPA Membership                                    | \$ 50,000                  | 100%                             | \$ 50,000                  | \$ -                           |
| EG Creek Trail - Emerald Vista to EG Florin WTL009                  | \$ 19,521                  | 41%                              | \$ 7,968                   | \$ 11,552                      |
| Arterial Road Rehab FY16 WPR014                                     | \$ 267,621.31              | 3%                               | \$ 8,144                   | \$ 259,477                     |
| Elk Grove Creek Trail Gap Closure WTL011                            | \$ 91,238                  | 32%                              | \$ 29,547                  | \$ 61,692                      |
| Laguna Creek Trail Crossing at SR99 WTL016                          | \$ 243,416                 | 6%                               | \$ 14,479                  | \$ 228,937                     |
| Lgna Creek Trail Bruceville Sidewalk WTL019                         | \$ 87,254.15               | 16%                              | \$ 13,723                  | \$ 73,531                      |
| Grant Line Rd Widening WTR002                                       | \$ 10,468.27               | 100%                             | \$ 10,468                  | \$ -                           |
| Whitelock Project Study WTR009                                      | \$ 104,145.47              | 100%                             | \$ 104,145                 | \$ -                           |
| Kammerer Rd Phase 1: Two-Lane Extension Lent Ranch to I-5 WTR014    | \$ 1,101,498.18            | 59%                              | \$ 644,426                 | \$ 457,072                     |
| SEPA Roadway Right of Way Acquisition WTR027                        | \$ 2,216,061.04            | 54%                              | \$ 1,200,711               | \$ 1,015,350                   |
| Grant Line Road and Wilton Road Operational Improvements WTR091     | \$ 32,755.88               | 100%                             | \$ 32,756                  | \$ -                           |
| Citywide Traffic Signal Enhancement and Congestion Relief WTR094    | \$ 305,897.40              | 4%                               | \$ 11,206                  | \$ 294,692                     |
| Lotz/Promenade Parkway WTR096                                       | \$ 312,136.67              | 100%                             | \$ 312,137                 | \$ -                           |
| Interchange Right of Way Transfer WTRA04                            | \$ 18,303.02               | 100%                             | \$ 18,303                  | \$ -                           |
| <b>Total</b>  | <b>\$ 6,742,703</b>        |                                  | <b>\$ 4,340,399</b>        | <b>\$ 2,402,303</b>            |
| <b>FY 2022-23 Projects</b>  |                            |                                  |                            |                                |
|   | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
| Impact Fee Administration   | \$ 564,708                 | 100%                             | \$ 564,708                 | \$ -                           |
| Capital Southeast JPA Membership                                    | \$ 50,000                  | 100%                             | \$ 50,000                  | \$ -                           |
| Bike/Ped Mstr Pln Update WAM006                                     | \$ 495                     | 100%                             | \$ 495                     | \$ -                           |
| Laguna Creek Trail Master Plan WAM011                               | \$ 129,818                 | 31%                              | \$ 40,485                  | \$ 89,332                      |
| Arterial Road Rehab FY16 WPR014                                     | \$ 5,683,364.59            | 0%                               | \$ 7,359                   | \$ 5,676,005                   |
| Elk Grove Creek Trail Gap Closure WTL011                            | \$ 211,143                 | 23%                              | \$ 48,282                  | \$ 162,861                     |
| Laguna Creek Trail Crossing at SR99 WTL016                          | \$ 95,134                  | 46%                              | \$ 43,968                  | \$ 51,166                      |
| Lgna Creek Trail Bruceville Sidewalk WTL019                         | \$ 126,864.00              | 12%                              | \$ 15,667                  | \$ 111,197                     |
| Grant Line Rd Widening WTR002                                       | \$ 1,158,229.36            | 18%                              | \$ 213,952                 | \$ 944,277                     |
| Whitelock Project Study WTR009                                      | \$ 300,189.60              | 100%                             | \$ 300,190                 | \$ -                           |
| Old Town Area Streetscape Phase 2 WTR012                            | \$ 97,860.74               | 3%                               | \$ 3,395                   | \$ 94,466                      |
| Kammerer Rd Phase 1: Two-Lane Extension Lent Ranch to I-5 WTR014    | \$ 455,039.46              | 2%                               | \$ 7,919                   | \$ 447,121                     |
| Kammerer Rd. Reconstruction - Big Horn Blvd. to Lotz Parkway WTR017 | \$ 351,062.24              | 4%                               | \$ 15,715                  | \$ 335,347                     |
| SEPA Roadway Right of Way Acquisition WTR027                        | \$ 91,891.43               | 100%                             | \$ 91,891                  | \$ -                           |
| Sheldon Area Feasibility Study WTR028                               | \$ 4,940.56                | 100%                             | \$ 4,941                   | \$ -                           |
| Grant Line Road and Wilton Road Operational Improvements WTR091     | \$ 17,378.75               | 100%                             | \$ 17,379                  | \$ -                           |
| Citywide Traffic Signal Enhancement and Congestion Relief WTR094    | \$ 548,253.97              | 4%                               | \$ 21,341                  | \$ 526,913                     |
| Lotz/Promenade Parkway WTR096                                       | \$ 501,692.85              | 100%                             | \$ 501,693                 | \$ -                           |
| Interchange Right of Way Transfer WTRA04                            | \$ 46,095.18               | 100%                             | \$ 46,095                  | \$ -                           |
| Roadway Fee Update WTRA07   | \$ 27,094.34               | 100%                             | \$ 27,094                  | \$ -                           |
| Developer Fee Reimbursement   | \$ -                       | 100%                             | \$ -                       | \$ -                           |
| <b>Total</b>  | <b>\$ 10,461,255</b>       |                                  | <b>\$ 2,022,571</b>        | <b>\$ 8,438,685</b>            |

FUND: 328 - Elk Grove Roadway Fee (continued)

Five Year Revenue Test Using First in First Out Method

|  | FY2019/20            | FY2020/21            | FY2021/22            | FY2022/23            | FY2023/24            |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| Available Revenue Current Year                       | \$ 11,415,880        | \$ 12,355,907        | \$ 6,360,215         | \$ 10,023,401        | \$ 10,924,277        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | \$ 14,089,890        | \$ 11,415,880        | \$ 12,355,907        | \$ 6,360,215         | \$ 10,023,401        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | \$ 6,653,947         | \$ 10,968,473        | \$ 11,415,880        | \$ 12,355,907        | \$ 6,360,215         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | \$ -                 | \$ -                 | \$ 1,107,923         | \$ 10,501,233        | \$ 12,355,907        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ 6,160,833         |
| <b>Total Revenue Available</b>                       | <b>\$ 32,159,717</b> | <b>\$ 34,740,260</b> | <b>\$ 31,239,925</b> | <b>\$ 39,240,755</b> | <b>\$ 45,824,633</b> |

Five Year Expenditure to Revenue Match

|   | FY2019/20           | FY2020/21           | FY2021/22           | FY2022/23           | FY2023/24           |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Expense Allocation Current Year                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -                | \$ 3,121,417        | \$ -                | \$ -                | \$ -                |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 2,671,582        | \$ 6,653,947        | \$ 9,860,550        | \$ 914,647          | \$ -                |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 2,223,093        | \$ -                | \$ -                | \$ 1,107,923        | \$ 4,340,399        |
| Expense Allocation Greater than five Prior Fiscal years | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Annual Expenditures</b>                        | <b>\$ 4,894,675</b> | <b>\$ 9,775,364</b> | <b>\$ 9,860,550</b> | <b>\$ 2,022,571</b> | <b>\$ 4,340,399</b> |

Adopted 2024-2029 Capital Improvement Program (CIP)

|  | FY2024/25           | FY2025/26           | FY2026/27            | FY2027/28   | FY2028/29   |
|--|---------------------|---------------------|----------------------|-------------|-------------|
| Laguna Creek Trail and Bruceville Road SRTS Improvements WTL019        | \$ 39,000           | \$ -                | \$ -                 | \$ -        | \$ -        |
| Whitelock Pkwy/State Route 99 Interchange Project WTR009               | \$ -                | \$ 6,000,000        | \$ -                 | \$ -        | \$ -        |
| Old Town Area Streetscape Phase 2 WTR012                               | \$ 1,520,000        | \$ -                | \$ -                 | \$ -        | \$ -        |
| Kammerer Rd Phase 1: Two-Lane Extension Lent Ranch to I-5 WTR014       | \$ 3,459,000        | \$ -                | \$ 10,794,600        | \$ -        | \$ -        |
| Waterman Road Traffic Signals at Mainline Drive and Kent Street WTR075 | \$ -                | \$ 90,000           | \$ -                 | \$ -        | \$ -        |
| Bruceville Road Widening North of Kammerer WTR102                      | \$ -                | \$ -                | \$ 947,500           | \$ -        | \$ -        |
| <b>Total</b>   | <b>\$ 5,018,000</b> | <b>\$ 6,090,000</b> | <b>\$ 11,742,100</b> | <b>\$ -</b> | <b>\$ -</b> |

# Roadway Fee Schedule

| Elk Grove Roadway Fee Program                 |  |   |                             |
|---|--|---|-----------------------------|
| Land Use                                      | First Half of FY2023-24                      | Second Half of FY2023-24                    |                             |
|   | July 1, 2023<br>through<br>December 31, 2023 | January 1, 2024<br>through<br>June 30, 2024 |                             |
| <b><u>Residential</u></b>                     |  |   |                             |
| Up to 1,200 square feet                       | \$ 3,568.77                                  | \$ 3,962.11                                 | <i>per unit</i>             |
| 1,201 to 1,400 square feet                    | \$ 6,789.36                                  | \$ 7,537.66                                 | <i>per unit</i>             |
| 1,401 to 1,700 square feet                    | \$ 7,485.70                                  | \$ 8,310.75                                 | <i>per unit</i>             |
| 1,701 to 2,000 square feet                    | \$ 8,704.31                                  | \$ 9,663.67                                 | <i>per unit</i>             |
| 2,001 to 2,700 square feet                    | \$ 9,574.74                                  | \$ 10,630.03                                | <i>per unit</i>             |
| 2,701 to 3,400 square feet                    | \$ 10,184.03                                 | \$ 11,306.49                                | <i>per unit</i>             |
| Greater than 3,400 square feet                | \$ 10,793.34                                 | \$ 11,982.94                                | <i>per unit</i>             |
| Senior Adult - Up to 1,000 square feet        | \$ 2,350.16                                  | \$ 2,609.18                                 | <i>per unit</i>             |
| Senior Adult - Greater than 1,000 square feet | \$ 2,785.37                                  | \$ 3,092.36                                 | <i>per unit</i>             |
| <b><u>Commercial</u></b>                      |  |   |                             |
| Shopping Center                               | \$ 8.01                                      | \$ 8.89                                     | <i>per building sq. ft.</i> |
| Auto Mall                                     | \$ 21,673.71                                 | \$ 24,062.52                                | <i>per acre</i>             |
| Gas Station w/ Convenience Market             | \$ 10,967.42                                 | \$ 12,176.22                                | <i>per fueling position</i> |
| Theater/Cinema                                | \$ 87.04                                     | \$ 96.63                                    | <i>per seat</i>             |
| <b><u>Office</u></b>                          | \$ 8.44                                      | \$ 9.37                                     | <i>per building sq. ft.</i> |
| <b><u>Industrial</u></b>                      | \$ 3.13                                      | \$ 3.48                                     | <i>per building sq. ft.</i> |
| <b><u>Miscellaneous</u></b>                   |  |   |                             |
| Hotel/Motel                                   | \$ 1,305.65                                  | \$ 1,449.55                                 | <i>per room</i>             |
| Hospital                                      | \$ 8,094.99                                  | \$ 8,987.20                                 | <i>per bed</i>              |
| Assembly                                      | \$ 3.22                                      | \$ 3.58                                     | <i>per building sq. ft.</i> |
| Day Care Center                               | \$ 12.27                                     | \$ 13.62                                    | <i>per building sq. ft.</i> |
| Congregate Care Facility                      | \$ 870.43                                    | \$ 966.36                                   | <i>per unit</i>             |
| Assisted Living                               | \$ 1,131.56                                  | \$ 1,256.28                                 | <i>per bed</i>              |
| Private School (K-12)                         | \$ 1,218.61                                  | \$ 1,352.92                                 | <i>per student</i>          |



## Elk Grove Active Transportation Fee Program Overview

The Elk Grove Active Transportation Fee Program was first adopted by the City Council in 2022. Active transportation facility costs have historically been included and paid for through the Elk Grove Roadway Fee Program. The 2022 update to the Elk Grove Roadway Fee Program Nexus Study updated and separated the Roadway and Active Transportation facilities, resulting in stand-alone fee programs. The Active Transportation Fee includes facilities for any active transportation facilities, which are non-vehicle facilities and include bicycle, pedestrian, and trail improvements. The Nexus Study identified \$69.9 million in facilities costs. After accounting for completed projects and fees collected from prior years, program costs of \$69.4 million are included in the updated Nexus Study, using 2022 dollars. The fee program includes a 5.5% administrative fee.

The City adopted an update to the Bicycle, Pedestrian, and Trails Master Plan (BPTMP) in 2021, which supports the City's General Plan goals and policies related to non-vehicle transportation. One of the most important goals is to provide a safe and accessible multimodal transportation network that promotes active transportation in the City. The Nexus Study aligns with the BPTMP and the fees will be used for items in the BPTMP related to bike and trail infrastructure and fair share of existing deficiencies for pedestrian infrastructure as the City continues to grow.

### Required Findings

1. The purpose of the Active Transportation Fee Program is to provide a funding mechanism to support new multimodal transportation improvements necessary to serve new development throughout the City, and provide new development sufficient access to the infrastructure necessary to increase active transportation mode share.
2. The reasonable relationship between the active transportation fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Active Transportation Fee Program Nexus Study dated September 2022 effective February 13, 2023*.
3. The sources and amounts of funding anticipated for completing the roadway facilities are in the *City of Elk Grove Active Transportation Fee Program Nexus Study dated September 2022 effective February 13, 2023* (shown in 2022 dollars). The sources of funding existing development's share are grants, Measure A, Gas Tax, Community Facilities Districts, etc.
4. The approximate date for funding and constructing new facilities is shown in the 2024-2029 Capital Improvement Program.

## Active Transportation Fee Program (Fund 368)

|  |               |                                     |
|--|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023  | \$ 625,166    |                                     |
| Program Fees collected   | \$ 1,871,255  |                                     |
| Interest Earned, Market Gain/Loss  | \$ 39,091     |                                     |
| Miscellaneous Reimbursement  | \$ -          |                                     |
| Fee Credit Reimbursement   | \$ -          |                                     |
| Other revenue  | \$ 586,313    |                                     |
| Total  | \$ 2,496,659  |                                     |
| <u>Disbursements</u>   |               |                                     |
|  | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration  | \$ 21,603     | 100%                                |
| Laguna Creek & W Stockton Modal Improvement WAM009                       | \$ 896        | 1%                                  |
| Total  | \$ 22,500     |                                     |
| Ending Balance, June 30, 2024  | \$ 3,099,326  |                                     |
| <u>Planned Projects for Fiscal Year 2024/25</u>                          |               |                                     |
|  | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Laguna Creek Trail and Bruceville Road SRTS Improvements WTL019          | \$ 337,700    | 0%                                  |
| Laguna Creek & Whitehouse Creek Multi-Functional Corridor Project WDR018 | \$ 850,000    | 0%                                  |
| Total  | \$ 1,187,700  |                                     |

**City of Elk Grove**  
**FUND: 368 - Elk Grove Active Transportation Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                          | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|---|------------------|------------------|------------------|-------------------|---------------------|
| <b>Revenues</b>                             |                  |                  |                  |                   |                     |
| Program Fees collected                      | \$ -             | \$ -             | \$ -             | \$ 644,731        | \$ 1,871,255        |
| Interest Earned, Market Gain/Loss           | \$ -             | \$ -             | \$ -             | \$ (19,504) [1]   | \$ 39,091           |
| Miscellaneous Reimbursement                 | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Fee Credit Reimbursement                    | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Other revenue                               | \$ -             | \$ -             | \$ -             | \$ -              | \$ 586,313          |
| <b>Total Revenues</b>                       | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 625,227</b> | <b>\$ 2,496,659</b> |
| <b>Expenditures</b>                         |                  |                  |                  |                   |                     |
| Developer Fee Reimbursement                 | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Impact Fee Administration                   | \$ -             | \$ -             | \$ -             | \$ 61             | \$ 21,603           |
| AB1600 Expenditures                         | \$ -             | \$ -             | \$ -             | \$ -              | \$ 896              |
| <b>Total Expenditures</b>                   | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 61</b>      | <b>\$ 22,500</b>    |
| Revenue Less Expenditures                   | \$ -             | \$ -             | \$ -             | \$ 625,166        | \$ 2,474,159        |
| Fund Balance, Beginning of Year             | \$ -             | \$ -             | \$ -             | \$ -              | \$ 625,166          |
| Prior year adjustment                       | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Revised Beginning Balance                   | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Fund Balance, End of Year                   | \$ -             | \$ -             | \$ -             | \$ 625,166        | \$ 3,099,326        |
| Adjustment for Other Balance Sheet Activity | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Adjustment for EGRFP Roadway Fee Credits    | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Adjusted Available Fund Balance             | \$ -             | \$ -             | \$ -             | \$ 625,166        | \$ 3,099,326        |

[1] Prior Year Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|  | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|--|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration                          | \$ 21,603                  | 100%                             | \$ 21,603                  | \$ -                           |
| Laguna Creek & W Stockton Modal Improvement WAM009 | \$ 89,655                  | 1%                               | \$ 896                     | \$ 88,758                      |
| Total  | \$ 111,258                 |                                  | \$ 22,500                  | \$ 88,758                      |

**FY 2022-23 Projects**

|                           | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|---------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration | \$ 61                      | 0%                               | \$ 61                      | \$ -                           |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|--|------------------|------------------|------------------|-------------------|---------------------|
| Available Revenue Current Year                       | \$ -             | \$ -             | \$ -             | \$ 625,166        | \$ 2,496,659        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | \$ -             | \$ -             | \$ -             | \$ -              | \$ 602,666          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| <b>Total Revenue Available</b>                       | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 625,166</b> | <b>\$ 3,099,326</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ 61            | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 22,500        |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 61</b>     | <b>\$ 22,500</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|  | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Laguna Creek Trail and Bruceville Road SRTS Improvements WTL019          | \$ 337,700       | \$ -             | \$ -             | \$ -             | \$ -             |
| Laguna Creek Trail (Waterman Road to Sierra River Dr/Segment 4) WTL042   | \$ -             | \$ -             | \$ -             | \$ 680,000       | \$ -             |
| Whitelock Pkwy/State Route 99 Interchange Project WTR009                 | \$ -             | \$ 1,000,000     | \$ -             | \$ -             | \$ -             |
| Laguna Creek & Whitehouse Creek Multi-Functional Corridor Project WDR018 | \$ 850,000       | \$ -             | \$ -             | \$ -             | \$ -             |
| Total  | \$ 1,187,700     | \$ 1,000,000     | \$ -             | \$ 680,000       | \$ -             |

## Active Transportation Fee Schedule

| Elk Grove Active Transportation Fee Program   |  |   |                             |
|---|--|---|-----------------------------|
| Land Use                                      | First Half of FY2023-24                      | Second Half of FY2023-24                    |                             |
|   | July 1, 2023<br>through<br>December 31, 2023 | January 1, 2024<br>through<br>June 30, 2024 |                             |
| <b><u>Residential</u></b>                     |  |   |                             |
| Up to 1,200 square feet                       | \$ 571.23                                    | \$ 634.19                                   | <i>per unit</i>             |
| 1,201 to 1,400 square feet                    | \$ 1,086.99                                  | \$ 1,206.79                                 | <i>per unit</i>             |
| 1,401 to 1,700 square feet                    | \$ 1,198.84                                  | \$ 1,330.97                                 | <i>per unit</i>             |
| 1,701 to 2,000 square feet                    | \$ 1,393.87                                  | \$ 1,547.50                                 | <i>per unit</i>             |
| 2,001 to 2,700 square feet                    | \$ 1,532.51                                  | \$ 1,701.42                                 | <i>per unit</i>             |
| 2,701 to 3,400 square feet                    | \$ 1,630.49                                  | \$ 1,810.20                                 | <i>per unit</i>             |
| Greater than 3,400 square feet                | \$ 1,727.54                                  | \$ 1,917.95                                 | <i>per unit</i>             |
| Senior Adult - Up to 1,000 square feet        | \$ 376.19                                    | \$ 417.65                                   | <i>per unit</i>             |
| Senior Adult - Greater than 1,000 square feet | \$ 445.52                                    | \$ 494.62                                   | <i>per unit</i>             |
| <b><u>Commercial</u></b>                      |  |   |                             |
| Shopping Center                               | \$ 1.29                                      | \$ 1.42                                     | <i>per building sq. ft.</i> |
| Auto Mall                                     | \$ 3,414.41                                  | \$ 3,790.74                                 | <i>per acre</i>             |
| Gas Station w/ Convenience Market             | \$ 1,770.06                                  | \$ 1,965.15                                 | <i>per fueling position</i> |
| Theater/Cinema                                | \$ 13.86                                     | \$ 15.39                                    | <i>per seat</i>             |
| <b><u>Office</u></b>                          | \$ 1.35                                      | \$ 1.50                                     | <i>per building sq. ft.</i> |
| <b><u>Industrial</u></b>                      | \$ 0.50                                      | \$ 0.55                                     | <i>per building sq. ft.</i> |
| <b><u>Miscellaneous</u></b>                   |  |   |                             |
| Hotel/Motel                                   | \$ 208.89                                    | \$ 231.91                                   | <i>per room</i>             |
| Hospital                                      | \$ 1,309.75                                  | \$ 1,454.11                                 | <i>per bed</i>              |
| Assembly                                      | \$ 0.52                                      | \$ 0.57                                     | <i>per building sq. ft.</i> |
| Day Care Center                               | \$ 1.97                                      | \$ 2.19                                     | <i>per building sq. ft.</i> |
| Congregate Care Facility                      | \$ 139.58                                    | \$ 154.96                                   | <i>per unit</i>             |
| Assisted Living                               | \$ 181.16                                    | \$ 201.14                                   | <i>per bed</i>              |
| Private School (K-12)                         | \$ 195.03                                    | \$ 216.52                                   | <i>per student</i>          |

## Cosumnes Community Services District Fire Fee Program Overview

The CSD Fire Fee Program was first adopted by the City Council in 2007 on behalf of the Cosumnes Community Services District (CSD). An updated Nexus study was adopted by City Council in December 2010. The fee program boundaries include much of the CSD's jurisdiction, some of which is outside the City limits. In addition to the City, the fee program was adopted by the Sacramento County Board of Supervisors and the City of Galt on behalf of the CSD to ensure new development in the County and Galt pay their fair share of new fire facilities. The Nexus Study identified the need for new fire-related facilities including fire stations, administrative, maintenance, and training buildings, equipment, and financing costs for both new and existing facilities and equipment. The Nexus Study, using 2009 dollars, identified \$69.8 million to be included in the fee program, \$35.2 million of which was in the City of Elk Grove.

The CSD Fire Fee Program includes a 3% administrative fee which is divided equally between the CSD and the City. The CSD's half of the administrative fee is included in a separate account within the CSD Fire Fee Program Fund. The CSD Fire Fee Program Fund is a liability account with the City and funds are provided to the CSD every quarter. The City's half of the administrative fee is included in a separate account and is retained by the City to cover the administrative costs associated with this fee program.

### Required Findings

1. The purpose of the fire fee program is to provide new development's share of funding for fire facilities as required at build-out of the City.
2. The reasonable relationship between the fire fee and the purpose for which it is charged is demonstrated in the *Cosumnes Community Services District Nexus Study dated January 10, 2007, effective August 23, 2010*.
3. The sources and amounts of funding anticipated for completing the fire facilities are in the *Cosumnes Community Services District Nexus Study dated January 10, 2007, effective August 23, 2010*. The source of funding existing development's share is primarily the CSD's General Fund.
4. The approximate dates for funding and constructing new facilities are shown in the CSD's 2024-2029 Capital Improvement Program. The City's administrative expenditures are ongoing in the fee program and are included in the current City Budget.

### **Elk Grove Fire Fee Program (Fund 710)**

This citywide development impact fee program funds new development's fair share of fire protection facilities. The fee program boundaries extend beyond the City and were also adopted by Sacramento County. The administrative revenues are split with the CSD.

|                              |    |          |
|------------------------------|----|----------|
| City's Balance, July 1, 2023 | \$ | (25,429) |
|------------------------------|----|----------|

Revenue

|                                   |    |        |
|-----------------------------------|----|--------|
| Fees Collected                    | \$ | -      |
| Interest Earned, Market Gain/Loss | \$ | 74,548 |
| Miscellaneous Revenue             | \$ | -      |
| Total Revenue                     | \$ | 74,548 |

| <u>Disbursements</u>      | <u>Amount</u> | <u>% Fee Funded in FY24</u> |
|---------------------------|---------------|-----------------------------|
| Impact Fee Administration | \$ 58,173     | 100%                        |
| Total                     | \$ 58,173     |                             |

  

|                               |    |         |
|-------------------------------|----|---------|
| Ending Balance, June 30, 2024 | \$ | (9,054) |
|-------------------------------|----|---------|

Note: The following information is provided by the Cosumnes Community Services District. The city does not audit or verify the information provided.

|                           |                     |
|---------------------------|---------------------|
|                           | <u>Cosumnes CSD</u> |
| CSD Balance, July 1, 2023 | \$ 12,743,589       |

Revenue

|                                    |    |           |
|------------------------------------|----|-----------|
| Interest Earned                    | \$ | 534,683   |
| Passed through to the Cosumnes CSD | \$ | 2,903,990 |
| Total Revenue                      | \$ | 3,438,673 |

| <u>Disbursements</u>                     | <u>Amount</u> | <u>% Fee Funded</u> |
|--|---------------|---------------------|
| Fire Station 77                          | \$ 3,011,536  | 30%                 |
| Fire Station 77 COP Debt Service Payment | \$ 389,415    | 100%                |
| Apparatus Equipment Purchase             | \$ 5,586      | 100%                |
| Total Expended Funds                     | \$ 3,406,537  |                     |

|                                   |    |            |
|-----------------------------------|----|------------|
| CSD Ending Balance, June 30, 2024 | \$ | 12,775,725 |
|-----------------------------------|----|------------|

| <u>Planned Cosumnes CSD Projects for FY24/25</u> | <u>Amount</u> | <u>% Fee Funded</u> |
|--|---------------|---------------------|
| Station 77 COP Debt Service Payment              | \$ 391,175    | 100%                |
| Station 77 Construction                          | \$ 492,000    | 30%                 |

**City Administration (Fund 329 sub-account 02-03)**

Fund 329 includes revenues to fund the City's administrative expenses for the East Franklin Fee Program, Eastern Elk Grove Park Fee Program, Elk Grove Fire Fee Program, and Measure A Transportation Fee Program as shown in this report. The expenses include but are not limited to fee collection and accounting. Sub-account 02-03 funds the Elk Grove Fire Fee Program administrative expenses incurred by the City.

The total administrative fee is 3% of the base fee for this fee program, which is split between the City and the CSD.

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ 177,481    |                                     |
| Fees Collected                    | \$ 44,354     |                                     |
| Interest Earned, Market Gain/Loss | \$ 8,946      |                                     |
| Miscellaneous Revenue             | \$ -          |                                     |
| Total                             | \$ 53,300     |                                     |
| <br>                              |               |                                     |
| <u>Disbursements</u>              | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ 9,677      | 35%                                 |
| Total                             | \$ 9,677      |                                     |
| <br>                              |               |                                     |
| Ending Balance, June 30, 2024     | \$ 221,104    |                                     |

**City of Elk Grove**  
**FUND: 329 sub-account 02-03 CSD Fire Fee Admin**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected by the City        | \$ 24,190        | \$ 31,948        | \$ 28,613        | \$ 34,555        | \$ 44,354        |
| Interest Earned, Market Gain/Loss | \$ 2,373         | \$ 675           | \$ (5,163)       | \$ 2,076 [1]     | \$ 8,946         |
| <b>Total Revenues</b>             | <b>\$ 26,563</b> | <b>\$ 32,623</b> | <b>\$ 23,450</b> | <b>\$ 36,631</b> | <b>\$ 53,300</b> |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ 17,372 [1]    | \$ 20,731        | \$ 21,035        | \$ 24,501        | \$ 9,677         |
| <b>Total Expenditures</b>         | <b>\$ 17,372</b> | <b>\$ 20,731</b> | <b>\$ 21,035</b> | <b>\$ 24,501</b> | <b>\$ 9,677</b>  |
| Revenue Less Expenditures         | \$ 9,192         | \$ 11,892        | \$ 2,415         | \$ 12,130        | \$ 43,623        |
| Fund Balance, Beginning of Year   | \$ 139,141       | \$ 148,333       | \$ 160,225       | \$ 165,351       | \$ 177,481       |
| Fund Balance, End of Year         | \$ 148,333       | \$ 160,225       | \$ 162,640       | \$ 177,481       | \$ 221,104       |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ 2,711         | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ 148,333       | \$ 160,225       | \$ 165,351       | \$ 177,481       | \$ 221,104       |

[1] Prior Year Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 27,715                      | 35%                                  | \$ 9,677                       | \$ 18,038                          |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 71,041                      | 34%                                  | \$ 24,501                      | \$ 46,540                          |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 26,563         | \$ 32,623         | \$ 23,450         | \$ 36,631         | \$ 53,300         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 37,176         | \$ 26,563         | \$ 32,623         | \$ 23,450         | \$ 36,631         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 29,910         | \$ 37,176         | \$ 26,563         | \$ 32,623         | \$ 23,450         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 9,632          | \$ 29,910         | \$ 37,176         | \$ 26,563         | \$ 32,623         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 21,858         | \$ 9,632          | \$ 29,910         | \$ 37,176         | \$ 26,563         |
| Available Revenue Greater than five Prior Fiscal years | \$ 23,193         | \$ 24,320         | \$ 15,628         | \$ 21,037         | \$ 48,536         |
| <b>Total Revenue Available</b>                         | <b>\$ 148,333</b> | <b>\$ 160,225</b> | <b>\$ 165,351</b> | <b>\$ 177,481</b> | <b>\$ 221,104</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ 11,402        | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ 17,372        | \$ 20,731        | \$ 9,632         | \$ 24,501        | \$ 9,677         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 17,372</b> | <b>\$ 20,731</b> | <b>\$ 21,035</b> | <b>\$ 24,501</b> | <b>\$ 9,677</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |



## Fire Fee Schedule

| Elk Grove Fire Fee Program - First Half of FY2023-24 |             |             |             |             |             |                        |
|--|-------------|-------------|-------------|-------------|-------------|------------------------|
| July 1, 2023 through December 31, 2023               |             |             |             |             |             |                        |
| Land Use   | Zone 1      | Zone 2      | Zone 3      | Zone 4      | Zone 5      |                        |
| <b><u>Residential</u></b>                            |             |             |             |             |             |                        |
| Single Family  | \$ 2,530.72 | \$ 2,469.94 | \$ 2,353.56 | \$ 2,443.16 | \$ 2,322.66 | <i>per unit</i>        |
| Multi-Family   | \$ 1,665.52 | \$ 1,648.00 | \$ 1,615.04 | \$ 1,640.80 | \$ 1,605.78 | <i>per unit</i>        |
| Age Restricted (Single/Multi-Family)                 | \$ 1,343.12 | n/a         | n/a         | n/a         | n/a         | <i>per unit</i>        |
| <b><u>Non-Residential</u></b>                        |             |             |             |             |             |                        |
| Commercial/Office                                    | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| Industrial   | \$ 0.69     | \$ 0.68     | \$ 0.64     | \$ 0.67     | \$ 0.64     | <i>per square foot</i> |
| <b><u>Institutional</u></b>                          |             |             |             |             |             |                        |
| Religious Institution                                | n/a         | n/a         | n/a         | n/a         | n/a         | <i>exempt</i>          |
| Day/Child Care (pre-school and adult)                | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| Private School                                       | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| <b><u>Miscellaneous</u></b>                          |             |             |             |             |             |                        |
| Hotel/Motel  | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| Congregate Care Facility                             | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| Health Club  | \$ 2.13     | \$ 2.09     | \$ 2.05     | \$ 2.08     | \$ 2.04     | <i>per square foot</i> |
| Library  | n/a         | n/a         | n/a         | n/a         | n/a         | <i>exempt</i>          |

| Elk Grove Fire Fee Program - Second Half of FY2023-24 |             |             |             |             |             |                        |
|---|-------------|-------------|-------------|-------------|-------------|------------------------|
| January 1, 2024 through June 30, 2024                 |             |             |             |             |             |                        |
| Land Use  | Zone 1      | Zone 2      | Zone 3      | Zone 4      | Zone 5      |                        |
| <b><u>Residential</u></b>                             |             |             |             |             |             |                        |
| Single Family   | \$ 2,589.42 | \$ 2,527.62 | \$ 2,408.14 | \$ 2,499.82 | \$ 2,376.22 | <i>per unit</i>        |
| Multi-Family  | \$ 1,704.66 | \$ 1,686.12 | \$ 1,652.12 | \$ 1,678.90 | \$ 1,642.86 | <i>per unit</i>        |
| Age Restricted (Single/Multi-Family)                  | \$ 1,374.02 | n/a         | n/a         | n/a         | n/a         | <i>per unit</i>        |
| <b><u>Non-Residential</u></b>                         |             |             |             |             |             |                        |
| Commercial/Office                                     | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| Industrial  | \$ 0.71     | \$ 0.70     | \$ 0.65     | \$ 0.69     | \$ 0.65     | <i>per square foot</i> |
| <b><u>Institutional</u></b>                           |             |             |             |             |             |                        |
| Religious Institution                                 | n/a         | n/a         | n/a         | n/a         | n/a         | <i>exempt</i>          |
| Day/Child Care (pre-school and adult)                 | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| Private School  | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| <b><u>Miscellaneous</u></b>                           |             |             |             |             |             |                        |
| Hotel/Motel   | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| Congregate Care Facility                              | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| Health Club   | \$ 2.18     | \$ 2.14     | \$ 2.10     | \$ 2.13     | \$ 2.09     | <i>per square foot</i> |
| Library   | n/a         | n/a         | n/a         | n/a         | n/a         | <i>exempt</i>          |

## Measure A Transportation Mitigation Fee Program Overview

The Measure A Transportation Mitigation Fee Program was first adopted by the City Council in 2009 on behalf of the Sacramento Transportation Authority. The Nexus Study identified the need for various regional transportation projects, including highway interchanges, traffic flow improvements, and light rail expansion. The Nexus Study, using 2006 dollars, identified \$1.4 million in costs region-wide, with 31.3% allocated to new development and which was included in the fee program, and 68.7% allocated to existing development (existing deficiency). Funding for the existing deficiencies will come from gas tax, and other local, state, and federal funding.

The City of Elk Grove Measure A Transportation Mitigation Fee Program includes an additional 2% administrative fee which is used to fund administrative costs incurred by the City. The capital portion of the Elk Grove Measure A Transportation Mitigation Fee Program Fund is received by the City and funds are provided to the Sacramento Transportation Authority every quarter.

Due to the regional nature of transportation impacts and the regional benefit of transportation improvements, it is likely that many projects utilizing Measure A Transportation Mitigation Fee Program funds collected by the City of Elk Grove will be located outside the City's boundaries. The relationship between the impacts and benefits of the development and those projects is identified in the Nexus Study.

### Required Findings

1. The purpose of the Measure A fee program is to provide new development's share of funding for regional transportation improvements facilities as required at build-out of the region.
2. The reasonable relationship between the Measure A fee and the purpose for which it is charged is demonstrated in *the Sacramento Countywide Transportation Mitigation Fee Program Nexus Study dated June 7, 2006, effective April 1, 2009*.
3. The sources and amounts of funding anticipated necessary to complete the Measure A improvements are in *the Sacramento Countywide Transportation Mitigation Fee Program Nexus Study dated June 7, 2006, effective April 1, 2009*. The sources of funding for existing development's share are gas tax, and other local, state, and federal funding.
4. The approximate date for funding and constructing some new facilities is shown in the Sacramento Transportation Authority's 2009 Measure A Allocation Plan. The City's administrative expenditures are ongoing in the fee program and are included in the current City Budget.

**Measure A Transportation Mitigation Fee Program – Construction (Fund 711)**

This countywide development impact fee program funds new development's fair share of regional transportation facilities. The City collects the fee and passes through all capital funds to the Sacramento Transportation Authority. In addition, the City charges an additional 2% fee for administration.

Details on funds passed through to the Authority can be found in its Annual Statement of Revenues and Expenditures for the Sacramento County Transportation Mitigation Fee Program at [www.sacta.org](http://www.sacta.org).

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
| City's Balance, July 1, 2023      | \$ (37,414)   |                                     |
| <br><u>Revenue</u>                |               |                                     |
| Fees Collected                    | \$ -          |                                     |
| Interest Earned, Market Gain/Loss | \$ 33,926     |                                     |
| Miscellaneous Revenue             | \$ -          |                                     |
| Total Revenue                     | \$ 33,926     |                                     |
| <br><br>                          |               |                                     |
| <u>Disbursements</u>              | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ 2,955      | 100%                                |
| Total                             | \$ 2,955      |                                     |
| <br>                              |               |                                     |
| Ending Balance, June 30, 2024     | \$ (6,443)    |                                     |

**City Administration (Fund 329 sub-account 02-06)**

Fund 329 includes revenues to fund the City's administrative expenses for the East Franklin Fee Program, Eastern Elk Grove Park Fee Program, Elk Grove Fire Fee Program, and Measure A Transportation Fee Program as shown in this report. The expenses include but are not limited to fee collection and accounting. Sub-account 02-06 funds the Measure A Transportation Fee Program administrative expenses incurred by the City.

The total administrative fee is 2% of the base fee for this fee program which was recorded in Fund 711. As of March 2014, the administrative fees have been recorded in Fund 329 Sub-account 02-06.

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ 147,159    |                                     |
| Fees Collected                    | \$ 40,721     |                                     |
| Interest Earned, Market Gain/Loss | \$ 7,418      |                                     |
| Miscellaneous Revenue             | \$ -          |                                     |
| Total                             | \$ 48,138     |                                     |
| <br>                              |               |                                     |
| <u>Disbursements</u>              | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ 8,023      | 29%                                 |
| Total                             | \$ 8,023      |                                     |
| <br>                              |               |                                     |
| Ending Balance, June 30, 2024     | \$ 187,274    |                                     |

**City of Elk Grove**  
**FUND: 329 sub-account 02-06 Measure A Fee Admin**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected by the City        | \$ 19,943 [1]    | \$ 33,817        | \$ 25,935        | \$ 33,173        | \$ 40,721        |
| Interest Earned, Market Gain/Loss | \$ 1,956 [1]     | \$ 478           | \$ (4,017)       | \$ 1,656 [1]     | \$ 7,418         |
| <b>Total Revenues</b>             | <b>\$ 21,899</b> | <b>\$ 34,295</b> | <b>\$ 21,919</b> | <b>\$ 34,829</b> | <b>\$ 48,138</b> |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ 14,321        | \$ 14,676        | \$ 16,361        | \$ 19,540        | \$ 8,023         |
| <b>Total Expenditures</b>         | <b>\$ 14,321</b> | <b>\$ 14,676</b> | <b>\$ 16,361</b> | <b>\$ 19,540</b> | <b>\$ 8,023</b>  |
| Revenue Less Expenditures         | \$ 7,578         | \$ 19,619        | \$ 5,557         | \$ 15,289        | \$ 40,115        |
| Fund Balance, Beginning of Year   | \$ 97,431        | \$ 105,009       | \$ 124,628       | \$ 131,871       | \$ 147,159       |
| Fund Balance, End of Year         | \$ 105,009       | \$ 124,628       | \$ 130,185       | \$ 147,159       | \$ 187,274       |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ 1,685         | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ 105,009       | \$ 124,628       | \$ 131,871       | \$ 147,159       | \$ 187,274       |

[1] Prior Year Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 27,715                      | 29%                                  | \$ 8,023                       | \$ 19,692                          |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 71,041                      | 28%                                  | \$ 19,540                      | \$ 51,501                          |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 21,899         | \$ 34,295         | \$ 21,919         | \$ 34,829         | \$ 48,138         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 50,840         | \$ 21,899         | \$ 34,295         | \$ 21,919         | \$ 34,829         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 32,270         | \$ 50,840         | \$ 21,899         | \$ 34,295         | \$ 21,919         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ 17,594         | \$ 50,840         | \$ 21,899         | \$ 34,295         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ 2,918          | \$ 34,218         | \$ 21,899         |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ 26,195         |
| <b>Total Revenue Available</b>                         | <b>\$ 105,009</b> | <b>\$ 124,628</b> | <b>\$ 131,871</b> | <b>\$ 147,159</b> | <b>\$ 187,274</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 4,325         | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 9,996         | \$ 14,676        | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ 16,361        | \$ 16,622        | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ 2,918         | \$ 8,023         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 14,321</b> | <b>\$ 14,676</b> | <b>\$ 16,361</b> | <b>\$ 19,540</b> | <b>\$ 8,023</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

Measure A Fee Schedule

| <b>Sacramento County Transportation Mitigation Fee<br/>Measure A Development Impact Fee</b> |   |
|---|---|
| <b>Land Use</b>   | <b>Fiscal Year 2023-24<br/>July 1, 2023 - June 30, 2024</b> |
| <b><u>Residential</u></b> - <i>per unit</i>   |   |
| Single Family   | \$ 1,563 <i>per unit</i>                                    |
| Single Family Age Restricted  | \$ 1,252 <i>per unit</i>                                    |
| Multi-Family  | \$ 1,093 <i>per unit</i>                                    |
| Multi-Family Age Restricted   | \$ 936 <i>per unit</i>                                      |
| <b><u>Non-Residential</u></b>   |   |
| Office  | \$ 1.88 <i>per square foot</i>                              |
| Retail  | \$ 2.35 <i>per square foot</i>                              |
| Industrial  | \$ 1.25 <i>per square foot</i>                              |
| Hotel/Motel   | \$ 906 <i>per room</i>                                      |
| Extended Stay Hotel/Motel   | \$ 805 <i>per room</i>                                      |
| Golf Course   | \$ 1,301 <i>per acre</i>                                    |
| Movie Theater   | \$ 2,974 <i>per screen</i>                                  |
| Religious Center  | \$ 1.46 <i>per square foot</i>                              |
| Hospital  | \$ 2.62 <i>per square foot</i>                              |
| Service Station   | \$ 2,034 <i>per fueling pump</i>                            |
| Supermarket   | \$ 2.35 <i>per square foot</i>                              |
| Warehouse/Self Storage  | \$ 0.39 <i>per square foot</i>                              |
| Assisted Living   | \$ 451 <i>per bed</i>                                       |
| Congregate Care   | \$ 330 <i>per unit</i>                                      |
| Child/Day Care  | \$ 720 <i>per student</i>                                   |
| Private School (K-12)   | \$ 407 <i>per student</i>                                   |
| Auto Repair/Body Shop   | \$ 2.35 <i>per square foot</i>                              |
| Gym/Fitness Center  | \$ 2.35 <i>per square foot</i>                              |
| Drive-through Car Wash  | \$ 2.35 <i>per square foot</i>                              |
| All Other - <i>average weekday trip generation rate * normalized cost per trip</i>          | \$ 164.22 <i>per average weekday trips generated</i>        |

## Voluntary I-5 Subregional Corridor Mitigation Fee Program Overview

The Voluntary I-5 Subregional Corridor Mitigation Fee Program was first adopted by the City Council on September 13, 2017, along with the cities of Sacramento and West Sacramento, the State Department of Transportation (“CalTrans”) and the Sacramento Area Council of Government. The Nexus Study for the fee program identified the need for various regional transportation projects, including highway interchanges, traffic flow improvements, and light rail expansion. These improvements were also identified by CalTrans as necessary to the I-5 and Highway 99 corridors to accommodate future development within the region and its share of the total anticipated congestion on the State Highway System, as detailed in the Nexus Study. The Nexus Study, using 2015 dollars, identified more than \$1.5 billion in needed transportation improvements region-wide, of which \$1.3 billion was unfunded before the I-5 Subregional Corridor Mitigation Fee Program. At adoption, the final amount to be funded by new development in the cities of West Sacramento, Sacramento, and Elk Grove, was \$135 million (10%), with Elk Grove’s proportional share being \$42 million (31%). Funding for the existing deficiencies is proposed to come from future voter-approved tax measures and other local, state, and federal funding sources.

The Voluntary I-5 Subregional Corridor Mitigation Fee Program includes an additional 3% administrative fee which is used to fund administrative costs incurred by the City. The capital portion of the Voluntary I-5 Subregional Corridor Mitigation Fee Program Fund is received by the City and used by the City to fund improvements identified in the Nexus Study. The relationship between the impacts and benefits of the development and those projects is identified in the Nexus Study.

### Required Findings

1. The purpose of the Voluntary I-5 Subregional Corridor Mitigation fee program is to provide new development’s share of funding for regional transportation improvements as required to mitigate its share of the total anticipated congestion on the State Highway System.
2. The reasonable relationship between the Voluntary I-5 Subregional Corridor Mitigation fee program and the purpose for which it is charged is demonstrated in *the I-5 Subregional Corridor Mitigation Program Nexus Study dated January 2016, effective November 27, 2017.*
3. The sources and amounts of funding anticipated necessary to complete the improvements are in *the Voluntary I-5 Subregional Corridor Mitigation Program Nexus Study dated January 2016, effective November 27, 2017.* The sources of funding proposed for existing development’s share is future voter-approved tax measures and other local, state, and federal funding.
4. The approximate date for funding and constructing some new facilities is shown in the Sacramento Area Council of Governments Metropolitan Transportation Plan/Sustainable Community Strategy. The City’s administrative expenditures are ongoing in the fee program and are included in the current City Budget. No activity or payment of the Voluntary I-5 Subregional Corridor Mitigation Fee has occurred as of June 30, 2024.

**Voluntary I-5 Subregional Corridor Mitigation Fee Program (Fund 365)**

|                                   |                     |                                     |
|-----------------------------------|---------------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ 1,970,770        |                                     |
| Fees Collected                    | \$ 1,647,913        |                                     |
| Interest Earned, Market Gain/Loss | \$ 102,376          |                                     |
| Miscellaneous Revenue             | \$ -                |                                     |
| Total                             | <u>\$ 1,750,289</u> |                                     |
| <br>                              |                     |                                     |
| <u>Disbursements</u>              | <u>Amount</u>       | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | <u>\$ 1,006</u>     | <u>100%</u>                         |
| Total                             | <u>\$ 1,006</u>     |                                     |
| <br>                              |                     |                                     |
| Ending Balance, June 30, 2024     | \$ 3,720,053        |                                     |



**City of Elk Grove**  
**FUND: 365 - I-5 Subregional Corridor Mitigation Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-----------------------------------|------------------|------------------|-------------------|---------------------|---------------------|
| <b>Revenues</b>                   |                  |                  |                   |                     |                     |
| Fees collected                    | \$ 54,853        | \$ 58,158        | \$ 621,496        | \$ 1,285,306        | \$ 1,647,913        |
| Interest Earned, Market Gain/Loss | \$ 1,424         | \$ 239           | \$ (23,466)       | \$ (26,438) [1]     | \$ 102,376          |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -              | \$ -                | \$ -                |
| <b>Total Revenues</b>             | <b>\$ 56,277</b> | <b>\$ 58,397</b> | <b>\$ 598,030</b> | <b>\$ 1,258,868</b> | <b>\$ 1,750,289</b> |
| <b>Expenditures</b>               |                  |                  |                   |                     |                     |
| Impact Fee Administration         | \$ -             | \$ -             | \$ 150            | \$ 652              | \$ 1,006            |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -              | \$ -                | \$ -                |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 150</b>     | <b>\$ 652</b>       | <b>\$ 1,006</b>     |
| Revenue Less Expenditures         | \$ 56,277        | \$ 58,397        | \$ 597,880        | \$ 1,258,216        | \$ 1,749,283        |
| Fund Balance, Beginning of Year   | \$ -             | \$ 56,277        | \$ 114,674        | \$ 712,554          | \$ 1,970,770        |
| Fund Balance, End of Year         | \$ 56,277        | \$ 114,674       | \$ 712,554        | \$ 1,970,770        | \$ 3,720,053        |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -              | \$ -                | \$ -                |
| Adjusted Available Fund Balance   | \$ 56,277        | \$ 114,674       | \$ 712,554        | \$ 1,970,770        | \$ 3,720,053        |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 1,006                       | 100%                                 | \$ 1,006                       | \$ -                               |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 652                         | 100%                                 | \$ 652                         | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|------------------|-------------------|-------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 56,277        | \$ 58,397         | \$ 598,030        | \$ 1,258,868        | \$ 1,750,289        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 56,277         | \$ 58,397         | \$ 598,030          | \$ 1,258,868        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -              | \$ 56,126         | \$ 58,397           | \$ 598,030          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -              | \$ -              | \$ 55,474           | \$ 58,397           |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -              | \$ -              | \$ -                | \$ 54,468           |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -              | \$ -              | \$ -                | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 56,277</b> | <b>\$ 114,674</b> | <b>\$ 712,554</b> | <b>\$ 1,970,770</b> | <b>\$ 3,720,053</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 150           | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 652           | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 1,006         |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 150</b>    | <b>\$ 652</b>    | <b>\$ 1,006</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## I-5 Subregional Corridor Mitigation Fee Schedule

| I-5 Subregional Corridor Mitigation Fee |   |
|---|---|
| Land Use                                | Fiscal Year 2023-24<br>July 1, 2023 - June 30, 2024 |
| <b><u>Residential</u></b>               |   |
| Single Family                           | \$ 4,008.25 <i>per unit</i>                         |
| Single Family Age Restricted            | \$ 1,562.85 <i>per unit</i>                         |
| Single Family TOD                       | \$ 3,606.47 <i>per unit</i>                         |
| Multi-Family                            | \$ 2,484.23 <i>per unit</i>                         |
| Multi-Family Age Restricted             | \$ 1,282.96 <i>per unit</i>                         |
| Multi-Family TOD                        | \$ 1,842.75 <i>per unit</i>                         |
| <b><u>Non-Residential</u></b>           |   |
| Commercial                              | \$ 1.360 <i>per square foot</i>                     |
| Commercial TOD                          | \$ 1.288 <i>per square foot</i>                     |
| Car Sales                               | \$ 0.999 <i>per square foot</i>                     |
| Office                                  | \$ 0.927 <i>per square foot</i>                     |
| Office TOD                              | \$ 0.834 <i>per square foot</i>                     |
| Industrial                              | \$ 0.639 <i>per square foot</i>                     |
| Assembly                                | \$ 0.072 <i>per square foot</i>                     |
| Day Care/Child Care                     | \$ 0.247 <i>per square foot</i>                     |
| Private School                          | \$ 0.072 <i>per square foot</i>                     |
| Congregate Care Facility                | \$ 120.53 <i>per bed</i>                            |
| Health Club                             | \$ 0.639 <i>per square foot</i>                     |
| Library                                 | \$ 0.206 <i>per square foot</i>                     |
| Gas Station                             | \$ 1,402.15 <i>per fuel position</i>                |
| Hotel/Motel                             | \$ 360.24 <i>per room</i>                           |

## Stonelake Park Fee Program Overview

The Stonelake Park Fee Program is a fee program inherited by the City. The last update occurred in 2001. There was a minor amendment to the timing of the annual inflation adjustment by the City Council in 2004. There have been no changes to the fee program rates since 2001 other than the annual inflation adjustment.

This fee program was originally adopted by the Sacramento County Board of Supervisors on behalf of the Cosumnes Community Services District (CSD). This is a plan area fee program and as such, only includes a portion of the City – the Laguna Stonelake development area.

The Nexus Study identified the need for new parks, a trail, and a fair share of a community center. The Nexus Study, using 2001 dollars, identified \$3.1 million to be included in the fee program to be 100% funded by new development. The 4% administrative component costs are in addition to the \$3.1 million and are included in a separate account within the Stonelake Park Fee Program Fund. The Stonelake Park Fee Program Fund is received by the City and funds are provided to the CSD every quarter.

### Required Findings

1. The purpose of the park fee program is to provide new development's share of funding for park facilities as required at the build-out of the Laguna Stonelake development area.
2. The reasonable relationship between the park fee and the purpose for which it is charged is demonstrated in *the Laguna Stonelake Public Facilities Financing Plan Development Impact Fee Program Update dated July 31, 2007*.
3. The sources and amounts of funding anticipated completing the park facilities are in *the Laguna Stonelake Public Facilities Financing Plan Development Impact Fee Program Update dated July 31, 2007*.

**Stonelake Park Fee (Fund 717)**

This plan area development impact fee program funds new development’s fair share of park and recreational facilities to serve the Stonelake area.

|                                   |               |     |                                     |
|-----------------------------------|---------------|-----|-------------------------------------|
| City's Balance, July 1, 2023      | \$            | (2) |                                     |
| <br><u>Revenue</u>                |               |     |                                     |
| Fees Collected                    | \$            | 0   |                                     |
| Interest Earned, Market Gain/Loss | \$            | 5   |                                     |
| Prior Period Adjustment           | \$            | 0   |                                     |
| Total Revenue                     | \$            | 5   |                                     |
| <br>                              |               |     |                                     |
| <u>Disbursements</u>              | <u>Amount</u> |     | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$            | 0   | 100%                                |
| Total                             | \$            | 0   |                                     |
| <br>                              |               |     |                                     |
| Ending Balance, June 30, 2024     | \$            | 3   |                                     |

Note: The following information is provided by the Cosumnes Community Services district. The city does not audit or verify the information provided.

|  |                         |       |                     |
|--|-------------------------|-------|---------------------|
|  | <u>Cosumnes<br/>CSD</u> |       |                     |
| CSD Balance, July 1, 2023                        | \$                      | 3,434 |                     |
| <br><u>Revenue</u>                               |                         |       |                     |
| Interest Earned                                  | \$                      | 187   |                     |
| Total Revenue                                    | \$                      | 187   |                     |
| <br>   |                         |       |                     |
| <u>Disbursements</u>                             | <u>Amount</u>           |       | <u>% Fee Funded</u> |
| No disbursements in FY 24                        | \$                      | -     |                     |
| Total Expended Funds                             | \$                      | -     |                     |
| <br>   |                         |       |                     |
| CSD Ending Balance, June 30, 2024                | \$                      | 3,621 |                     |
| <br>   |                         |       |                     |
| <u>Planned Cosumnes CSD Projects for FY24/25</u> | <u>Amount</u>           |       | <u>% Fee Funded</u> |
| There are no projects planned for FY 24/25       | \$                      | -     |                     |

## Stonelake Park Fee Schedule

| Stonelake Park                  |  |        |   |                        |
|---------------------------------|--|--------|---|------------------------|
| Land Use                        | First Half of FY2023-24                      |        | Second Half of FY2023-24                    |                        |
|                                 | July 1, 2023<br>through<br>December 31, 2023 |        | January 1, 2024<br>through<br>June 30, 2024 |                        |
| <b><u>Residential</u></b>       |  |        |   |                        |
| Single Family - <i>per unit</i> | \$   | 4,020  | \$  | 4,113 <i>per unit</i>  |
| Multi-Family - <i>per acre</i>  | \$   | 47,039 | \$  | 48,131 <i>per acre</i> |
| <b><u>Non-Residential</u></b>   |  |        |   |                        |
| Commercial - <i>per acre</i>    | \$   | 10,053 | \$  | 10,286 <i>per acre</i> |
| Office - <i>per acre</i>        | \$   | 12,063 | \$  | 12,343 <i>per acre</i> |
| Industrial - <i>per acre</i>    | \$   | 14,072 | \$  | 14,399 <i>per acre</i> |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.

## Lakeside and Laguna West Park Fee Program Overview

The Lakeside and Laguna West Park Fee Program is a fee program that the City inherited. The last update occurred in 1994. This fee program was originally adopted by the Sacramento County Board of Supervisors on behalf of the Cosumnes Community Services District (CSD). This is a plan area fee program and as such, only includes a portion of the City – the Lakeside and Laguna West development areas. This is one fee program with two benefit areas and two separate funds.

The Nexus Study identified the need for new parks and a fair share of a community center. The Nexus Study, using 1994 dollars, identified approximately \$1.6 million in construction costs. The fee program included approximately \$1.1 million of those costs with the remainder to be funded by the Community Facilities District for that area. The \$20 per permit administrative component cost is over and above the fee program construction cost and is included in separate accounts within the Lakeside and Laguna West Park Fee Program Funds. These funds are received by the City and funds are provided to the CSD every quarter.

### Required Findings

1. The purpose of the park fee program is to provide new development's share of funding for park facilities as required at the build-out of the Lakeside and Laguna West development areas.
2. The reasonable relationship between the park fee and the purpose for which it is charged is demonstrated in *the Laguna West / Lakeside Park Development Fee Analysis dated 1994*.
3. The sources and amounts of funding anticipated to complete the park facilities are in *the Laguna West / Lakeside Park Development Fee Analysis dated 1994*.
4. The CSD is responsible for determining the projects for construction in these areas.

### Lakeside Park Fee Program (Fund 704)

This plan area development impact fee program funds new development’s fair share of park and recreational facilities to serve the Lakeside area.

|                                   |    |     |
|-----------------------------------|----|-----|
| City's Balance, July 1, 2023      | \$ | (2) |
| <br><u>Revenue</u>                |    |     |
| Fees Collected                    | \$ | -   |
| Interest Earned, Market Gain/Loss | \$ | 5   |
| Miscellaneous Revenue             | \$ | -   |
| Total Revenue                     | \$ | 5   |

|                                   |        |                            |
|-----------------------------------|--------|----------------------------|
|                                   |        | % Fee<br>Funded in<br>FY24 |
| <u>Disbursements</u>              | Amount |                            |
| Impact Fee Administration         | \$ 0   | 100%                       |
| Total                             | \$ 0   |                            |
| <br>Ending Balance, June 30, 2024 | <br>\$ | <br>3                      |

Note: The CSD no longer administers the Lakeside Park Fee program and has no financials to provide.

#### Lakeside Park Fee Schedule (*Effective December 15, 2003 through Current*)

| Lakeside Park Fee             |                                     |
|-------------------------------|-------------------------------------|
| Land Use                      | Total Fee                           |
| <b><u>Residential</u></b>     |                                     |
| Single Family                 | \$247/unit + \$20/permit            |
| Multi-Family                  | \$124/unit + \$20/permit            |
| <b><u>Non-Residential</u></b> |                                     |
| Commercial - <i>per acre</i>  | \$0.05/square foot +<br>\$20/permit |
| Office - <i>per acre</i>      |                                     |
| Industrial - <i>per acre</i>  |                                     |

**Laguna West Park Fee Program (Fund 715)**

The plan area development impact fee program funds new development’s fair share of park and recreational facilities to serve the Laguna West area.

|                                   |    |           |
|-----------------------------------|----|-----------|
| City's Balance, July 1, 2023      | \$ | 627       |
| <br><u>Revenue</u>                |    |           |
| Fees Collected                    | \$ | -         |
| Interest Earned, Market Gain/Loss | \$ | 46        |
| Prior Period Adjustment           | \$ | -         |
| Total Revenue                     | \$ | <u>46</u> |

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
|                                   | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| <u>Disbursements</u>              |               |                                     |
| Impact Fee Administration         | \$ 0          | 100%                                |
| Total                             | \$ 0          |                                     |
| <br>Ending Balance, June 30, 2024 | <br>\$        | <br>673                             |

Note: The following information is provided by the Cosumnes Community Services district. The city does not audit or verify the information provided.

|                           |                         |
|---------------------------|-------------------------|
|                           | <u>Cosumnes<br/>CSD</u> |
| CSD Balance, July 1, 2023 | \$ 79,562               |
| <br><u>Revenue</u>        |                         |
| Interest Earned           | \$ 4,336                |
| Total Revenue             | \$ <u>4,336</u>         |

|                                       |               |                     |
|---------------------------------------|---------------|---------------------|
|                                       | <u>Amount</u> | <u>% Fee Funded</u> |
| <u>Disbursements</u>                  |               |                     |
| No disbursements in FY 24             | \$ -          |                     |
| Total Expended Funds                  | \$ -          |                     |
| <br>CSD Ending Balance, June 30, 2024 | <br>\$        | <br>83,898          |

|  |               |                     |
|--|---------------|---------------------|
| <u>Planned Cosumnes CSD Projects for FY24/25</u> | <u>Amount</u> | <u>% Fee Funded</u> |
| There are no projects planned for FY 24/25       | \$ -          |                     |



Laguna West Park Fee Schedule

| Laguna West Park Fee          |                                     |
|-------------------------------|-------------------------------------|
| Land Use                      | Total Fee                           |
| <b><u>Residential</u></b>     |                                     |
| Single Family                 | \$169/unit + \$20/permit            |
| Multi-Family                  | \$85/unit + \$20/permit             |
| <b><u>Non-Residential</u></b> |                                     |
| Commercial - <i>per acre</i>  | \$0.02/square foot +<br>\$20/permit |
| Office - <i>per acre</i>      |                                     |
| Industrial - <i>per acre</i>  |                                     |

## Laguna Ridge Park Fee Program Overview

The Laguna Ridge Park Fee Program was first adopted by the City Council in 2007. The fee program was updated in March of 2019 and went into effect in June 2019. The updated fee program includes a 4% administrative fee which is included in a separate account within the Laguna Ridge Park Fee Program Fund. This is a plan area fee program and as such, only includes a portion of the City – the Laguna Ridge Specific Plan Area and the Lent Ranch Specific Plan Area.

The 2019 Nexus Study identifies the need for additional Civic Center community park facilities, including a community center, aquatics center, pedestrian trails and landscaping, and an updated fair share contribution toward a sports park (Bartholomew Sports Park). The estimated cost of the new facilities, including 36.8 acres of the 44.8-acre community park, along with financing costs for the nature-open space center, were included in the Nexus Study and totaled \$87.3 million in 2018 dollars. However, the allocation between existing and future development – and a \$30 million contribution from existing development – meant that only \$12.9 million was included in the fee program as future development's allocated cost. The City's current policy is to identify 15% of the base fee collected and distribute that portion to the Cosumnes Community Services District as reimbursement for the Bartholomew Sports Park.

### Required Findings

1. The purpose of the park fee program is to provide new development's share of funding for park facilities as listed in the Nexus Study.
2. The reasonable relationship between the park fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Laguna Ridge Park Fee Program Nexus Study dated March 12, 2019, effective June 10, 2019*.
3. The sources and amounts of funding anticipated necessary to complete the park facilities are in the *City of Elk Grove Laguna Ridge Park Fee Program Nexus Study dated March 12, 2019, effective June 10, 2019*.
4. Administrative expenditures are ongoing in the fee program and are included in the current budget.

### Laguna Ridge Park Fee (Fund 360)

This plan area development impact fee program funds new development's fair share of the Civic Center Park (now known as District 56) to serve the Laguna Ridge area and provides a fair share contribution toward the Bartholomew Sports Park located in East Franklin.

|                                   |    |           |
|-----------------------------------|----|-----------|
| Beginning Balance, July 1, 2023   | \$ | 484,577   |
| Fees Collected                    | \$ | 1,060,799 |
| Interest Earned, Market Gain/Loss | \$ | 26,995    |
| Miscellaneous Revenue             | \$ | -         |
| Total                             | \$ | 1,087,794 |

|                                | Amount     | % Fee<br>Funded in<br>FY24 |
|--------------------------------|------------|----------------------------|
| <u>Disbursements</u>           |            |                            |
| Impact Fee Administration      | \$ 13,406  | 100%                       |
| Bartholomew Park Reimbursement | \$ 164,302 | 100%                       |
| Total                          | \$ 177,708 |                            |
| Ending Balance, June 30, 2024  | \$         | 1,394,663                  |

**City of Elk Grove**  
**FUND: 360 - Laguna Ridge Park Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                    | <u>FY2019/20</u>    | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|---------------------------------------|---------------------|-------------------|-------------------|-------------------|---------------------|
| <b>Revenues</b>                       |                     |                   |                   |                   |                     |
| Fees collected                        | \$ 695,706          | \$ 589,243        | \$ 323,161        | \$ 791,509        | \$ 1,060,799        |
| Interest Earned, Market Gain/Loss     | \$ (25,436)         | \$ 2,254          | \$ (10,601)       | \$ 3,289 [1]      | \$ 26,995           |
| Miscellaneous Reimbursement           | \$ -                | \$ -              | \$ 809            |                   |                     |
| <b>Total Revenues</b>                 | <b>\$ 670,270</b>   | <b>\$ 591,497</b> | <b>\$ 313,369</b> | <b>\$ 794,799</b> | <b>\$ 1,087,794</b> |
| <b>Expenditures</b>                   |                     |                   |                   |                   |                     |
| Impact Fee Administration             | \$ 15,068           | \$ 10,044         | \$ 10,780         | \$ 512,977        | \$ 13,406           |
| Bartholomew Park Reimbursement        | \$ -                | \$ 185,328        | \$ 46,612         | \$ 102,889        | \$ 164,302          |
| AB1600 Expenditures                   | \$ 3,987,868        | \$ -              | \$ -              |                   |                     |
| <b>Total Expenditures</b>             | <b>\$ 4,002,937</b> | <b>\$ 195,372</b> | <b>\$ 57,392</b>  | <b>\$ 615,866</b> | <b>\$ 177,708</b>   |
| Revenue Less Expenditures             | \$ (3,332,667)      | \$ 396,125        | \$ 255,978        | \$ 178,933        | \$ 910,086          |
| Fund Balance, Beginning of Year       | \$ 2,986,209        | \$ (346,458)      | \$ 49,667         | \$ 305,644        | \$ 484,577          |
| Fund Balance, End of Year             | \$ (346,458)        | \$ 49,667         | \$ 305,644        | \$ 484,577        | \$ 1,394,663        |
| Adjustment for Balance Sheet Activity | \$ 346,458          | \$ -              | \$ -              | \$ -              | \$ -                |
| Adjusted Available Fund Balance       | \$ (0)              | \$ 49,667         | \$ 305,644        | \$ 484,577        | \$ 1,394,663        |

[1] Prior Year Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                                | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|--------------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration      | \$ 13,406                      | 100%                                 | \$ 13,406                      | \$ -                               |
| Bartholomew Park Reimbursement | \$ 164,302                     | 100%                                 | \$ 164,302                     | \$ -                               |
| Total                          | \$ 177,708                     |                                      | \$ 177,708                     | \$ -                               |

**FY 2022-23 Projects**

|                                | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|--------------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration      | \$ 512,977                     | 100%                                 | \$ 512,977                     | \$ -                               |
| Bartholomew Park Reimbursement | \$ 102,889                     | 100%                                 | \$ 102,889                     | \$ -                               |
| Total                          | \$ 615,866                     |                                      | \$ 615,866                     | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|--|------------------|------------------|-------------------|-------------------|---------------------|
| Available Revenue Current Year                         | \$ (0)           | \$ 49,667        | \$ 305,644        | \$ 484,577        | \$ 1,087,794        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ 306,869          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -                |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -              | \$ -              | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ (0)</b>    | <b>\$ 49,667</b> | <b>\$ 305,644</b> | <b>\$ 484,577</b> | <b>\$ 1,394,663</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>    | <u>FY2020/21</u>  | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|---|---------------------|-------------------|------------------|-------------------|-------------------|
| Expense Allocation Current Year                         | \$ 1,016,728        | \$ 195,372        | \$ 7,725         | \$ 310,221        | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 909,429          | \$ (0)            | \$ 49,667        | \$ 305,644        | \$ 177,708        |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 690,908          | \$ -              | \$ -             | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 573,914          | \$ -              | \$ -             | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 811,958          | \$ -              | \$ -             | \$ -              | \$ -              |
| Expense Allocation Greater than five Prior Fiscal years | \$ -                | \$ -              | \$ -             | \$ -              | \$ -              |
| <b>Total Annual Expenditures</b>                        | <b>\$ 4,002,937</b> | <b>\$ 195,372</b> | <b>\$ 57,392</b> | <b>\$ 615,866</b> | <b>\$ 177,708</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

Laguna Ridge Park Fee Schedule

| Laguna Ridge Park Fee                    |  |       |   |       |
|--|--|-------|---|-------|
| Land Use                                 | First Half of FY2023-24                      |       | Second Half of FY2023-24                    |       |
|  | July 1, 2023<br>through<br>December 31, 2023 |       | January 1, 2024<br>through<br>June 30, 2024 |       |
| <b>Residential</b> - per unit            |  |       |   |       |
| Single Family                            | \$   | 4,902 | \$  | 5,015 |
| Multi-Family                             | \$   | 3,311 | \$  | 3,388 |
| Age-Restricted (single family)           | \$   | 2,737 | \$  | 2,801 |
| Age-Restricted (multi-family)            | \$   | 1,915 | \$  | 1,959 |
| <b>Non-Residential</b> - per square foot |  |       |   |       |
| Commercial                               | \$   | 0.33  | \$  | 0.34  |
| Office                                   | \$   | 0.54  | \$  | 0.55  |
| Industrial                               | \$   | 0.11  | \$  | 0.11  |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.

## East Franklin Fee Program Overview (three fee components)

The East Franklin Fee Program was first adopted in 2001 under the name Laguna South Fee Program. The fee program was updated numerous times between 2002 and 2005. The remaining four fee components to what is now called the East Franklin Fee Program were updated in 2005 and updates since then have only included the annual inflation adjustment. This is a plan area fee program and as such, only includes a portion of the City – the East Franklin Specific Plan area. Each of the four components to this fee program and an overview of each are provided below.

### 1. East Franklin Fee Program – Park Facilities (Fund 707)

The City adopted this fee program component on behalf of the Cosumnes Community Services District (CSD). The 2005 Park Fee Nexus Study identified the need for new park facilities, trails, the Ehrhardt House Restoration, a community center, and a fair share contribution toward the Bartholomew Sports Park, including financing for the latter. The Nexus Study, using 2005 dollars, identified \$40.4 million in costs, with \$14 million in remaining facilities to be included in the fee program (there were also existing fee funds available). Existing development's share of the cost (the existing deficiency) must be funded with CSD in-lieu fees for park land, lighting, and landscape district funds, or CSD other funding sources.

The East Franklin Park Fee Program includes an administrative fee built into the base fee for the CSD and a 2% administrative fee to the City. The Park Fee Program Fund is received by the City and funds are provided to the CSD every quarter. The City's 2% administrative fee is included in a separate account and is retained by the City to cover the administrative costs associated with the fee program.

#### Required Findings

1. The purpose of the park fee component of the East Franklin Fee Program is to provide new development's share of funding for park facilities as required at build-out of the East Franklin Specific Plan area.
2. The reasonable relationship between the park fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove East Franklin Park Fee Update Nexus Study dated April 4, 2005, effective March 23, 2005*.
3. The sources and amounts of funding anticipated completing the park facilities are in the *City of Elk Grove East Franklin Park Fee Update Nexus Study dated April 4, 2005, effective March 23, 2005* (shown in 2005 dollars). The sources of funding existing development's share are CSD in-lieu fees for park land, lighting and landscape district funds, and/or CSD other funding sources.
4. The approximate dates for funding and constructing new park facilities are currently outlined in the CSD's 2024-2029 Capital Improvement Program.

|                              |    |      |
|------------------------------|----|------|
| City's Balance, July 1, 2023 | \$ | (25) |
|------------------------------|----|------|

Revenue

|                                   |    |        |
|-----------------------------------|----|--------|
| Fees Collected                    | \$ | 19,946 |
| Interest Earned, Market Gain/Loss | \$ | 110    |
| Miscellaneous Revenue             | \$ | -      |
| Total Revenue                     | \$ | 20,055 |

| <u>Disbursements</u>      | <u>Amount</u> | <u>% Fee Funded in FY24</u> |
|---------------------------|---------------|-----------------------------|
| Impact Fee Administration | \$ 20,031     | 100%                        |
| Total                     | \$ 20,031     |                             |

  

|                               |    |   |
|-------------------------------|----|---|
| Ending Balance, June 30, 2024 | \$ | - |
|-------------------------------|----|---|

Note: The following information is provided by the Cosumnes Community Services district. The city does not audit or verify the information provided.

|                           |                     |
|---------------------------|---------------------|
|                           | <u>Cosumnes CSD</u> |
| CSD Balance, July 1, 2023 | \$ 6,073,998        |

Revenue

|                                    |    |         |
|------------------------------------|----|---------|
| Interest Earned                    | \$ | 227,719 |
| Passed through to the Cosumnes CSD | \$ | 19,946  |
| Total Revenue                      | \$ | 247,665 |

| <u>Disbursements</u>      | <u>Amount</u> | <u>% Fee Funded</u> |
|---------------------------|---------------|---------------------|
| No disbursements in FY 24 | \$ -          |                     |
| Total Expended Funds      | \$ -          |                     |

|                                   |    |           |
|-----------------------------------|----|-----------|
| CSD Ending Balance, June 30, 2024 | \$ | 6,321,663 |
|-----------------------------------|----|-----------|

| <u>Planned Cosumnes CSD Projects for FY24/25</u>        | <u>Amount</u> | <u>% Fee Funded</u> |
|---|---------------|---------------------|
| CORE Recreation Center<br>(Morse Park Community Center) | \$ 3,555,232  | 10%                 |

## 2. East Franklin Fee Program – Landscape Corridor (Fund 324)

The 2005 Nexus Study identified the need for new landscape corridors. The estimated cost of these new facilities was included in the Nexus Study and totaled \$18.6 million in 2003 dollars, which were escalated by inflation factors for the 2005 Nexus Study and have since been escalated by the annual inflation adjustment. The Nexus Study identified new development's share of these costs at 100%. This has been a reimbursement, or "equalization" fee program (developers build the corridors and obtain reimbursements from the fee program). There is a 3% administrative component included with this portion of the fee program. Due to accrual of a fund balance adequate to fund required drainage infrastructure as defined in the *East Franklin Landscape Corridor and Supplemental Drainage Fee Program Nexus Study dated April 7, 2005, effective June 27, 2005*, the City ceased collection of this fee beginning Fiscal Year 2010-2012.

### Required Findings

1. The purpose of the landscape corridor fee component of the East Franklin Fee Program is to provide new development's share of funding for these facilities as required at build-out of the East Franklin Specific Plan area.
2. The reasonable relationship between the landscape corridor fee and the purpose for which it is charged is demonstrated in the *East Franklin Landscape Corridor and Supplemental Drainage Fee Program Nexus Study dated April 7, 2005, effective June 27, 2005*.
3. The sources and amounts of funding anticipated completing the landscape corridors are in the *East Franklin Landscape Corridor and Supplemental Drainage Fee Program Nexus Study dated April 7, 2005, effective June 27, 2005*.
4. The approximate dates for funding and constructing new landscape corridor facilities are currently outlined in the City's 2024-2029 Capital Improvement Program.



This plan area development impact fee program component funds landscape corridor facilities serving this area.

|   |               |                    |
|---|---------------|--------------------|
| Beginning Balance, July 1, 2023                 | \$ 6,195,121  |                    |
| Fees Collected                                  | \$ -          |                    |
| Interest Earned, Market Gain/Loss               | \$ 135,634    |                    |
| Interfund Loan Repayment                        | \$ -          |                    |
| Miscellaneous Revenue                           | \$ -          |                    |
| Total   | \$ 135,634    |                    |
|   |               |                    |
|   |               | % Fee<br>Funded in |
| <u>Disbursements</u>                            | <u>Amount</u> | <u>FY24</u>        |
| Impact Fee Administration                       | \$ 463        | 100%               |
| Total   | \$ 463        |                    |
|   |               |                    |
| Ending Balance, June 30, 2024                   | \$ 6,330,292  |                    |
|   |               |                    |
|   |               | % Fee<br>Funded in |
| <u>Planned Projects for Fiscal Year 2024/25</u> | <u>Amount</u> | <u>FY24</u>        |
| None  | \$ -          | 0%                 |

City of Elk Grove  
**FUND: 324 - E. Franklin Landscape Corridor Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| Description                         | FY2019/20         | FY2020/21        | FY2021/22           | FY2022/23          | FY2023/24         |
|-------------------------------------|-------------------|------------------|---------------------|--------------------|-------------------|
| <b>Revenues</b>                     |                   |                  |                     |                    |                   |
| Fees collected                      | \$ -              | \$ -             | \$ -                | \$ -               | \$ -              |
| Interest Eamed, Market Gain/Loss    | \$ 244,489        | \$ 24,554        | \$ (271,694)        | \$ (37,701) [1]    | \$ 135,634        |
| Interfund Loan Repayment (Interest) | \$ -              | \$ -             | \$ -                | \$ 17,366          | \$ -              |
| Miscellaneous Reimbursement         | \$ 13,327         | \$ 4,031         | \$ -                | \$ -               | \$ -              |
| <b>Total Revenues</b>               | <b>\$ 257,816</b> | <b>\$ 28,585</b> | <b>\$ (271,694)</b> | <b>\$ (20,335)</b> | <b>\$ 135,634</b> |

|                           |                  |                   |                  |                  |               |
|---------------------------|------------------|-------------------|------------------|------------------|---------------|
| <b>Expenditures</b>       |                  |                   |                  |                  |               |
| Impact Fee Administration | \$ 6,838         | \$ 13,067         | \$ 5,295         | \$ 17,926        | \$ 463        |
| AB1600 Expenditures       | \$ 85,836        | \$ 427,231        | \$ 6,000         | \$ -             | \$ -          |
| <b>Total Expenditures</b> | <b>\$ 92,675</b> | <b>\$ 440,298</b> | <b>\$ 11,295</b> | <b>\$ 17,926</b> | <b>\$ 463</b> |

|                                 |              |              |              |              |              |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|
| Revenue Less Expenditures       | \$ 165,141   | \$ (411,714) | \$ (282,989) | \$ (38,261)  | \$ 135,171   |
| Fund Balance, Beginning of Year | \$ 6,440,992 | \$ 6,606,133 | \$ 6,194,419 | \$ 6,233,383 | \$ 6,195,121 |
| Fund Balance, End of Year       | \$ 6,606,133 | \$ 6,194,419 | \$ 5,911,431 | \$ 6,195,121 | \$ 6,330,292 |
| Adjustment to Fund Balance      | \$ -         | \$ -         | \$ 321,952   | \$ -         | \$ -         |
| Available Fund Balance          | \$ 6,606,133 | \$ 6,194,419 | \$ 6,233,383 | \$ 6,195,121 | \$ 6,330,292 |

[1] Prior Period Adjustment

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | Project Amount Expended | Percent Funded by Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---------------------------|-------------------------|------------------------|-------------------------|-----------------------------|
| Impact Fee Administration | \$ 463                  | 100%                   | \$ 463                  | \$ -                        |

**FY 2022-23 Projects**

|                           | Project Amount Expended | Percent Funded by Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---------------------------|-------------------------|------------------------|-------------------------|-----------------------------|
| Impact Fee Administration | \$ 17,926               | 100%                   | \$ 17,926               | \$ -                        |

**Five Year Revenue Test Using First in First Out Method**

|  | FY2019/20           | FY2020/21           | FY2021/22           | FY2022/23           | FY2023/24           |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 257,816          | \$ 28,585           | \$ -                | \$ -                | \$ 135,634          |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 122,407          | \$ 257,816          | \$ 28,585           | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 2,458            | \$ 122,407          | \$ 257,816          | \$ 28,585           | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -                | \$ 2,458            | \$ 122,407          | \$ 257,816          | \$ 28,585           |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 121,373          | \$ -                | \$ 2,458            | \$ 122,407          | \$ 257,816          |
| Available Revenue Greater than five Prior Fiscal years | \$ 6,102,079        | \$ 5,783,154        | \$ 5,822,117        | \$ 5,786,313        | \$ 5,908,258        |
| <b>Total Revenue Available</b>                         | <b>\$ 6,606,133</b> | <b>\$ 6,194,419</b> | <b>\$ 6,233,383</b> | <b>\$ 6,195,121</b> | <b>\$ 6,330,292</b> |

**Five Year Expenditure to Revenue Match**

|   | FY2019/20        | FY2020/21         | FY2021/22        | FY2022/23        | FY2023/24     |
|---|------------------|-------------------|------------------|------------------|---------------|
| Expense Allocation Current Year                         | \$ -             | \$ -              | \$ -             | \$ -             | \$ -          |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 194,060        | \$ -             | \$ -             | \$ -          |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ 122,407        | \$ -             | \$ -             | \$ -          |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ 2,458          | \$ 8,837         | \$ -             | \$ -          |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -              | \$ 2,458         | \$ 15,468        | \$ -          |
| Expense Allocation Greater than five Prior Fiscal years | \$ 92,675        | \$ 121,373        | \$ -             | \$ 2,458         | \$ 463        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 92,675</b> | <b>\$ 440,298</b> | <b>\$ 11,295</b> | <b>\$ 17,926</b> | <b>\$ 463</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|  | FY2024/25 | FY2025/26 | FY2026/27  | FY2027/28    | FY2028/29 |
|--|-----------|-----------|------------|--------------|-----------|
| Willard Pkwy Landscaping Epoch Drive to Kammerer Rd WFL011 | \$ -      | \$ -      | \$ 100,400 | \$ 1,211,600 | \$ -      |
| Total  | \$ -      | \$ -      | \$ 100,400 | \$ 1,211,600 | \$ -      |

### 3. East Franklin Fee Program – Administration (Fund 326)

The 2005 Nexus Studies (one Nexus Study for the Park Fee component and another Nexus Study for the Landscape Corridor and Supplemental Drainage Fee components) identified the need for fee program administration. The estimated cost is 2% of the fees collected in the Park Fee component and 3% of the Landscape Corridor and Supplemental Drainage Fee components.

#### Required Findings

1. The purpose of the administration fee component of the East Franklin Fee Program is to provide new development's share of funding for fee program administration, including fee collection, fee updates, annual reporting, etc.
2. The reasonable relationship between the administrative fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove East Franklin Park Fee Update Nexus Study dated April 4, 2005, effective March 23, 2005* and in the *East Franklin Landscape Corridor and Supplemental Drainage Fee Program Nexus Study dated April 7, 2005, effective June 27, 2005*.
3. The sources and amounts of funding anticipated to complete administration of the fee program are in the *City of Elk Grove East Franklin Park Fee Update Nexus Study dated April 4, 2005, effective March 23, 2005* and in the *East Franklin Landscape Corridor and Supplemental Drainage Fee Program Nexus Study dated April 7, 2005, effective June 27, 2005*.
4. Administrative expenditures are ongoing in the fee program and are included in the current Budget.

|                                   |            |
|-----------------------------------|------------|
| Beginning Balance, July 1, 2023   | \$ 543,486 |
| Fees Collected                    | \$ -       |
| Interest Earned, Market Gain/Loss | \$ 201,075 |
| Miscellaneous Revenue             | \$ -       |
| Total                             | \$ 201,075 |

| <u>Disbursements</u>      | Amount   | % Fee<br>Funded in<br>FY24 |
|---------------------------|----------|----------------------------|
| Impact Fee Administration | \$ 4,572 | 100%                       |
| Total                     | \$ 4,572 |                            |

|                               |            |
|-------------------------------|------------|
| Ending Balance, June 30, 2024 | \$ 739,989 |
|-------------------------------|------------|

**City of Elk Grove**  
**FUND: 326 - E. Franklin Admin Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u>   | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-----------------------------------|------------------|--------------------|------------------|-------------------|-------------------|
| <b>Revenues</b>                   |                  |                    |                  |                   |                   |
| Fees collected                    | \$ -             | \$ -               | \$ -             | \$ -              | \$ -              |
| Interest Earned, Market Gain/Loss | \$ 16,223        | \$ (11,530)        | \$ 63,610        | \$ 116,115 [1]    | \$ 201,075        |
| Other revenues                    | \$ 57            | \$ -               | \$ 12,803        | \$ -              | \$ -              |
| <b>Total Revenues</b>             | <b>\$ 16,280</b> | <b>\$ (11,530)</b> | <b>\$ 76,413</b> | <b>\$ 116,115</b> | <b>\$ 201,075</b> |

|                           |                  |                  |                 |                 |                 |
|---------------------------|------------------|------------------|-----------------|-----------------|-----------------|
| <b>Expenditures</b>       |                  |                  |                 |                 |                 |
| Impact Fee Administration | \$ 14,857        | \$ 45,624        | \$ 4,807        | \$ 4,896        | \$ 4,572        |
| AB1600 Expenditures       | \$ -             | \$ -             | \$ -            | \$ -            | \$ -            |
| <b>Total Expenditures</b> | <b>\$ 14,857</b> | <b>\$ 45,624</b> | <b>\$ 4,807</b> | <b>\$ 4,896</b> | <b>\$ 4,572</b> |

|                                 |            |             |            |            |            |
|---------------------------------|------------|-------------|------------|------------|------------|
| Revenue Less Expenditures       | \$ 1,424   | \$ (57,154) | \$ 71,606  | \$ 111,219 | \$ 196,503 |
| Fund Balance, Beginning of Year | \$ 416,391 | \$ 417,815  | \$ 360,661 | \$ 432,267 | \$ 543,486 |
| Fund Balance, End of Year       | \$ 417,815 | \$ 360,661  | \$ 432,267 | \$ 543,486 | \$ 739,989 |
| Assigned Fund Balance           | \$ -       | \$ -        | \$ -       | \$ -       | \$ -       |
| Available Fund Balance          | \$ 417,815 | \$ 360,661  | \$ 432,267 | \$ 543,486 | \$ 739,989 |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 4,572                       | 100%                                 | \$ 4,572                       | \$ -                               |

| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 4,896                       | 100%                                 | \$ 4,896                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 16,280         | \$ -              | \$ 76,413         | \$ 116,115        | \$ 201,075        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 180,219        | \$ 16,280         | \$ -              | \$ 76,413         | \$ 116,115        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 16,685         | \$ 180,219        | \$ 16,280         | \$ -              | \$ 76,413         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 65,266         | \$ 16,685         | \$ 180,219        | \$ 16,280         | \$ -              |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 67,030         | \$ 65,266         | \$ 16,685         | \$ 180,219        | \$ 16,280         |
| Available Revenue Greater than five Prior Fiscal years | \$ 72,334         | \$ 82,210         | \$ 142,670        | \$ 154,458        | \$ 330,105        |
| <b>Total Revenue Available</b>                         | <b>\$ 417,815</b> | <b>\$ 360,661</b> | <b>\$ 432,267</b> | <b>\$ 543,486</b> | <b>\$ 739,989</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 4,188         | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ 10,669        | \$ 45,624        | \$ 4,807         | \$ 4,896         | \$ 4,572         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 14,857</b> | <b>\$ 45,624</b> | <b>\$ 4,807</b>  | <b>\$ 4,896</b>  | <b>\$ 4,572</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

#### 4. City Administration (Fund 329 sub-account 02-05)

Fund 329 includes revenues to fund the City's administrative expenses for the East Franklin Fee Program, Eastern Elk Grove Park Fee Program, Elk Grove Fire Fee Program, and Measure A Transportation Fee Program as shown in this report. The expenses include but are not limited to fee collection and accounting. Sub-account 02-05 funds the East Franklin Fee Program administrative expenses incurred by the City.

|                                   |               |        |                                     |
|-----------------------------------|---------------|--------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$            | 30,881 |                                     |
| Fees Collected                    | \$            | 570    |                                     |
| Interest Earned, Market Gain/Loss | \$            | 1,557  |                                     |
| Miscellaneous Revenue             | \$            | -      |                                     |
| Total                             | \$            | 2,127  |                                     |
| <br>                              |               |        |                                     |
| <u>Disbursements</u>              | <u>Amount</u> |        | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$            | 1,684  | 6%                                  |
| Total                             | \$            | 1,684  |                                     |
| <br>                              |               |        |                                     |
| Ending Balance, June 30, 2024     | \$            | 31,324 |                                     |

City of Elk Grove  
**FUND: 329 sub-account 02-05 East Franklin Sp Fee Admin**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected by the City        | \$ 8,781         | \$ 14,812        | \$ 191           | \$ 14,472        | \$ 570           |
| Interest Earned, Market Gain/Loss | \$ 269           | \$ 40            | \$ (725)         | \$ 238           | \$ 1,557         |
| <b>Total Revenues</b>             | <b>\$ 9,050</b>  | <b>\$ 14,852</b> | <b>\$ (534)</b>  | <b>\$ 14,710</b> | <b>\$ 2,127</b>  |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ 6,306         | \$ 1,237         | \$ 2,949         | \$ 2,813         | \$ 1,684         |
| <b>Total Expenditures</b>         | <b>\$ 6,306</b>  | <b>\$ 1,237</b>  | <b>\$ 2,949</b>  | <b>\$ 2,813</b>  | <b>\$ 1,684</b>  |
| Revenue Less Expenditures         | \$ 2,744         | \$ 13,615        | \$ (3,483)       | \$ 11,897        | \$ 443           |
| Fund Balance, Beginning of Year   | \$ 6,107         | \$ 8,851         | \$ 22,466        | \$ 18,984        | \$ 30,881        |
| Fund Balance, End of Year         | \$ 8,851         | \$ 22,466        | \$ 18,984        | \$ 30,881        | \$ 31,324        |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ 8,851         | \$ 22,466        | \$ 18,984        | \$ 30,881        | \$ 31,324        |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 27,715                      | 6%                                   | \$ 1,684                       | \$ 26,031                          |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 71,041                      | 4%                                   | \$ 2,813                       | \$ 68,228                          |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Available Revenue Current Year                         | \$ 8,851         | \$ 14,852        | \$ -             | \$ 14,710        | \$ 2,127         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 7,614         | \$ 14,852        | \$ -             | \$ 14,710        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 4,131         | \$ 14,852        | \$ -             |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 1,319         | \$ 14,487        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenue Available</b>                         | <b>\$ 8,851</b>  | <b>\$ 22,466</b> | <b>\$ 18,984</b> | <b>\$ 30,881</b> | <b>\$ 31,324</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ 199           | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 6,107         | \$ 1,237         | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 2,949         | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 2,813         | \$ 365           |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 1,319         |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ 6,306</b>  | <b>\$ 1,237</b>  | <b>\$ 2,949</b>  | <b>\$ 2,813</b>  | <b>\$ 1,684</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## East Franklin Park Fee Schedule

| East Franklin Park Fee                 |  |                        |   |                        |
|--|--|------------------------|---|------------------------|
| Land Use                               | <u>First Half of FY2023-24</u>               |                        | <u>Second Half of FY2023-24</u>             |                        |
|  | July 1, 2023<br>through<br>December 31, 2023 |                        | January 1, 2024<br>through<br>June 30, 2024 |                        |
| <b><u>Residential</u></b>              |  | <i>per unit</i>        |   | <i>per unit</i>        |
| Single Family                          | \$   | 10,242                 | \$  | 10,479                 |
| Multi-Family                           | \$   | 6,829                  | \$  | 6,987                  |
| Age-Restricted (single/multi-family)   | \$   | 5,853                  | \$  | 5,988                  |
| <b><u>Non-Residential</u></b>          |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Commercial                             | \$   | 0.36                   | \$  | 0.37                   |
| Office                                 | \$   | 0.58                   | \$  | 0.59                   |
| Industrial                             | \$   | 0.18                   | \$  | 0.18                   |
| <b><u>Institutional</u></b>            |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Religious Institution                  |  | n/a                    |   | n/a                    |
| Day/child Care (pre-school and adults) | \$   | 0.36                   | \$  | 0.37                   |
| Private School                         | \$   | 0.36                   | \$  | 0.37                   |
| <b><u>Miscellaneous</u></b>            |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Hotel/Motel                            | \$   | 0.36                   | \$  | 0.37                   |
| congregate Care Facility               | \$   | 0.36                   | \$  | 0.37                   |
| Health Club                            | \$   | 0.36                   | \$  | 0.37                   |
| Library                                |  | n/a                    |   | n/a                    |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.

## Eastern Elk Grove Park Fee Program Overview

The Eastern Elk Grove Park Fee Program was first adopted by the City Council in 2004 on behalf of the Cosumnes Community Services District (CSD). This was the successor park fee program to the County-sponsored Elk Grove/West Vineyard Park Fee Program. This is a plan area fee program and as such, only includes a portion of the City – all areas of the City east of State Route 99. The Nexus Study identified the need for new park-related facilities including parks, trails, a community center, a swimming pool, a fair share contribution toward the Bartholomew Sports Park, and financing for the later. The Nexus Study, using 2004 dollars, identified \$39.8 million in costs with \$29.4 million (74%) allocated to new development and was included in the fee program, and \$10.3 million (26%) allocated to existing development (existing deficiency). Funding for the existing deficiencies will come from CSD in-lieu fees for park land, lighting, and landscape district funds or CSD other funding sources.

The Eastern Elk Grove Park Fee Program includes a 3% administrative fee which is divided equally between the CSD and the City. The CSD's half of the administrative fee is included in a separate account within the Eastern Elk Grove Park Fee Program Fund. The Eastern Elk Grove Park Fee Program Fund is received by the City and funds are provided to the CSD every quarter. The City's half of the administrative fee is included in a separate account and is retained by the City to cover the administrative costs associated with this fee program.

### Required Findings

1. The purpose of the park fee program is to provide new development's share of funding for park facilities as required at build-out of the eastern portion of the City.
2. The reasonable relationship between the park fee and the purpose for which it is charged is demonstrated in the *Elk Grove Community Services District Eastern Elk Grove Park and Fire Facilities Fee Nexus Study dated March 26, 2004, effective June 7, 2004*.
3. The sources and amounts of funding anticipated completing the park facilities are in the *Elk Grove Community Services District Eastern Elk Grove Park and Fire Facilities Fee Nexus Study dated March 26, 2004, effective June 7, 2004*. The sources of funding existing development's share are CSD in-lieu fees for park land, lighting, and landscape district funds, and/or CSD other funding sources.
4. The approximate date for funding and constructing some new facilities is shown in the CSD's 2024-2029 Capital Improvement Program. The City's administrative expenditures are ongoing in the fee program and are included in the current City Budget.



### Eastern Elk Grove Park Fee Program (Fund 702)

This Plan Area development impact fee program component funds new development's fair share of park and recreational facilities serving this area. The administrative revenues are split with the CSD.

|                                   |    |               |                                     |
|-----------------------------------|----|---------------|-------------------------------------|
| City's Balance, July 1, 2023      | \$ | (10,268)      |                                     |
| <br><u>Revenue</u>                |    |               |                                     |
| Fees Collected                    | \$ | 22,713        |                                     |
| Interest Earned, Market Gain/Loss | \$ | 9,893         |                                     |
| Miscellaneous Revenue             |    |               |                                     |
| Total Revenue                     | \$ | 32,605        |                                     |
| <br>                              |    |               |                                     |
| <u>Disbursements</u>              |    | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ | 28,021        | 100%                                |
| Total                             | \$ | 28,021        |                                     |
| <br>                              |    |               |                                     |
| Ending Balance, June 30, 2024     | \$ | (5,684)       |                                     |

Note: The following information is provided by the Cosumnes Community Services District. The City does not audit or verify the information provided.

|  | Cosumnes<br>CSD |                     |
|--|-----------------|---------------------|
| CSD Balance, July 1, 2023                        | \$              | 7,072,247           |
| <br><u>Revenue</u>                               |                 |                     |
| Passed through to the Cosumnes CSD               | \$              | 1,902,814           |
| Interest Earned                                  | \$              | 336,496             |
| Total Revenue                                    | \$              | 2,239,310           |
| <br><br>   |                 |                     |
| <u>Disbursements</u>                             | <u>Amount</u>   | <u>% Fee Funded</u> |
| Unity Park                                       | \$ 151,469      | 100%                |
| Albiani Recreation Center                        | \$ 31,637       | 100%                |
| Albiani Recreation Center (FY 23 Adj)            | \$ (251,870)    | 100%                |
| Developer Reimbursement                          | \$ 14,392       |                     |
| Total Expended Funds                             | \$ (54,372)     |                     |
| <br>   |                 |                     |
| CSD Ending Balance, June 30, 2024                | \$              | 9,365,929           |
| <br>   |                 |                     |
| <u>Planned Cosumnes CSD Projects for FY24/25</u> | <u>Amount</u>   | <u>% Fee Funded</u> |
| Unity Park                                       | \$ 1,632,531    | 100%                |
| Derr-Okamoto Park – Phase 2                      | \$ 100,000      | 100%                |
| Elk Grove Park Master Plan                       | \$ 225,000      | 100%                |

**City Administration (Fund 329 sub-account 02-02)**

Fund 329 includes revenues to fund the City's administrative expenses for the East Franklin Fee Program, Eastern Elk Grove Park Fee Program, Elk Grove Fire Fee Program, and Measure A Transportation Fee Program as shown in this report. The expenses include but are not limited to fee collection and accounting. Sub-account 02-02 funds administrative expenses for the Eastern Elk Grove Park Fee Program (also funded the fire fee portion of this fee program when it was in effect).

The total administration fee is 3% of the base fee for this fee program and is split equally between the City and the CSD.

|                                   |    |               |                                     |
|-----------------------------------|----|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ | 107,391       |                                     |
| Fees Collected                    | \$ | 22,713        |                                     |
| Interest Earned, Market Gain/Loss | \$ | 5,413         |                                     |
| Miscellaneous Revenue             | \$ | -             |                                     |
| Total                             | \$ | 28,126        |                                     |
| <br>                              |    |               |                                     |
| <u>Disbursements</u>              |    | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ | 5,855         | 21%                                 |
| Total                             | \$ | 5,855         |                                     |
| <br>                              |    |               |                                     |
| Ending Balance, June 30, 2024     | \$ | 129,662       |                                     |

**City of Elk Grove**  
**FUND: 329 sub-account 02-02 CSD Eastern Elk Grove Park Fee Admin**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected by the City        | \$ 24,960 [1]    | \$ 22,436        | \$ 14,629        | \$ 11,719        | \$ 22,713        |
| Interest Earned, Market Gain/Loss | \$ 2,448         | \$ 478           | \$ (3,652)       | \$ 1,390 [1]     | \$ 5,413         |
| <b>Total Revenues</b>             | <b>\$ 27,409</b> | <b>\$ 22,914</b> | <b>\$ 10,977</b> | <b>\$ 13,109</b> | <b>\$ 28,126</b> |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ 17,924        | \$ 14,686        | \$ 14,876        | \$ 16,401        | \$ 5,855         |
| <b>Total Expenditures</b>         | <b>\$ 17,924</b> | <b>\$ 14,686</b> | <b>\$ 14,876</b> | <b>\$ 16,401</b> | <b>\$ 5,855</b>  |
| Revenue Less Expenditures         | \$ 9,484         | \$ 8,228         | \$ (3,898)       | \$ (3,292)       | \$ 22,271        |
| Fund Balance, Beginning of Year   | \$ 95,598        | \$ 105,083       | \$ 113,311       | \$ 110,683       | \$ 107,391       |
| Fund Balance, End of Year         | \$ 105,083       | \$ 113,311       | \$ 109,412       | \$ 107,391       | \$ 129,662       |
| Adjustment to Fund Balance        | \$ -             | \$ -             | \$ 1,271         | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ 105,083       | \$ 113,311       | \$ 110,683       | \$ 107,391       | \$ 129,662       |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 27,715                      | 21%                                  | \$ 5,855                       | \$ -                               |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 71,041                      | 23%                                  | \$ 16,401                      | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 27,409         | \$ 22,914         | \$ 10,977         | \$ 13,109         | \$ 28,126         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 19,350         | \$ 27,409         | \$ 22,914         | \$ 10,977         | \$ 13,109         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 39,021         | \$ 19,350         | \$ 27,409         | \$ 22,914         | \$ 10,977         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 3,611          | \$ 39,021         | \$ 19,350         | \$ 27,409         | \$ 22,914         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 2,754          | \$ 3,611          | \$ 30,033         | \$ 19,350         | \$ 27,409         |
| Available Revenue Greater than five Prior Fiscal years | \$ 12,938         | \$ 1,006          | \$ -              | \$ 13,632         | \$ 27,128         |
| <b>Total Revenue Available</b>                         | <b>\$ 105,083</b> | <b>\$ 113,311</b> | <b>\$ 110,683</b> | <b>\$ 107,391</b> | <b>\$ 129,662</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 6,479         | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 3,611         | \$ 8,321         | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 2,754         | \$ 3,611         | \$ 11,265        | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ 5,081         | \$ 2,754         | \$ 3,611         | \$ 16,401        | \$ 5,855         |
| <b>Total Annual Expenditures</b>                        | <b>\$ 17,924</b> | <b>\$ 14,686</b> | <b>\$ 14,876</b> | <b>\$ 16,401</b> | <b>\$ 5,855</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## Eastern Elk Grove Park Fee Schedule

| Eastern Elk Grove Park Fee             |  |                        |   |                        |
|--|--|------------------------|---|------------------------|
| Land Use                               | First Half of FY2023-24                      |                        | Second Half of FY2023-24                    |                        |
|  | July 1, 2023<br>through<br>December 31, 2023 |                        | January 1, 2024<br>through<br>June 30, 2024 |                        |
| <b><u>Residential</u></b>              |  | <i>per unit</i>        |   | <i>per unit</i>        |
| Single Family                          | \$   | 8,189.54               | \$  | 8,380.08               |
| Multi-Family                           | \$   | 5,462.10               | \$  | 5,588.78               |
| Age-Restricted (single/multi-family)   | \$   | 5,326.14               | \$  | 5,449.74               |
| <b><u>Non-Residential</u></b>          |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Commercial                             | \$   | 1.29                   | \$  | 1.32                   |
| Office                                 | \$   | 1.88                   | \$  | 1.92                   |
| Industrial                             | \$   | 0.64                   | \$  | 0.65                   |
| <b><u>Institutional</u></b>            |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Religious Institution                  |  | n/a                    |   | n/a                    |
| Day/child Care (pre-school and adults) | \$   | 1.29                   | \$  | 1.32                   |
| Private School                         | \$   | 1.29                   | \$  | 1.32                   |
| <b><u>Miscellaneous</u></b>            |  | <i>per square foot</i> |   | <i>per square foot</i> |
| Hotel/Motel                            | \$   | 1.29                   | \$  | 1.32                   |
| congregate Care Facility               | \$   | 1.29                   | \$  | 1.32                   |
| Health Club                            | \$   | 1.29                   | \$  | 1.32                   |
| Library                                |  | n/a                    |   | n/a                    |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.

## **Laguna Ridge Specific Plan Supplemental Park Fee Program Overview (three fee components)**

The Laguna Ridge Specific Plan Supplemental Park Fee Program was first adopted by the City Council in 2011 and was recently updated in 2019. This fee program is in addition to the existing Laguna Ridge Park Fee Program Nexus Study Update adopted by the City in 2019, and it includes facilities, land, and program administration. The fees are applied to development that has not constructed parks or dedicated park land that is less than development's fair share.

### **1. Laguna Ridge Specific Plan Supplemental Public Land Acquisition Fee (Fund 331)**

The 2019 updated Nexus Study identified the need for parkland to provide for community, local and neighborhood park facilities, and parkways development. The Land component will fund the acquisition and equalization of parkland dedications by providing funding to reimburse those developers that have dedicated parkland in excess of their fair share. Parkland in an amount equal to 5.0 acres per 1,000 residents is excluded from the Laguna Ridge Specific Plan Supplemental Park Fee Program and actual dedication of land or payment of a parkland in-lieu fee at final map approval will be required. The total net amount of parkland is estimated at 58.28 acres and the cost is estimated at \$15.2 million in 2018 dollars. There are no existing deficiencies as current needs for parklands are met by current parklands.

#### Required Findings

1. The purpose of the Land component of the Laguna Ridge Specific Plan Supplemental Park Fee is to fund land acquisition for developing community, local, and neighborhood park and parkway facilities to serve future residents and employees within the Laguna Ridge Specific Plan area.
2. The reasonable relationship between the Land fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019.*
3. The sources and amounts of funding anticipated necessary to complete the land acquisition for community, local, and neighborhood park facilities, and parkways development are in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019.*
4. The approximate date for funding and acquiring land for development is not known as sufficient funds have not been collected to commence projects and the timing of the adjacent residential development is not controlled by the City. Therefore, the land acquisition is a longer-term planned project for the City.

|                                   |            |
|-----------------------------------|------------|
| Beginning Balance, July 1, 2023   | \$ 966,047 |
| Fees Collected                    | \$ 982,464 |
| Interest Earned, Market Gain/Loss | \$ 8,312   |
| Miscellaneous Revenue             | \$ -       |
| Total                             | \$ 990,776 |

| <u>Disbursements</u>      | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|---------------------------|---------------|-------------------------------------|
| Impact Fee Administration | \$ 220,773    | 100%                                |
| Total                     | \$ 220,773    |                                     |

|                               |              |
|-------------------------------|--------------|
| Ending Balance, June 30, 2024 | \$ 1,736,049 |
|-------------------------------|--------------|

**City of Elk Grove**  
**FUND: 331 - LSRP Public Land Acquisition Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Revenues</b>                     |                   |                   |                   |                   |                   |
| Fees collected                      | \$ 571,768        | \$ 468,348        | \$ 239,440        | \$ 776,053        | \$ 982,464        |
| Interest Earned, Market Gain/Loss   | \$ 8,910          | \$ 7,145          | \$ (19,543)       | \$ (20,878) [1]   | \$ 8,312          |
| Miscellaneous Reimbursement         | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Revenues</b>               | <b>\$ 580,678</b> | <b>\$ 475,493</b> | <b>\$ 219,897</b> | <b>\$ 755,175</b> | <b>\$ 990,776</b> |
| <b>Expenditures</b>                 |                   |                   |                   |                   |                   |
| Impact Fee Administration           | \$ -              | \$ -              | \$ 220,435        | \$ 220,752        | \$ 220,773        |
| Interfund Loan Repayment (Interest) | \$ 7,836          | \$ 1,892          | \$ -              | \$ -              | \$ -              |
| Developer Reimbursement             | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| AB1600 Expenditures                 | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Expenditures</b>           | <b>\$ 7,836</b>   | <b>\$ 1,892</b>   | <b>\$ 220,435</b> | <b>\$ 220,752</b> | <b>\$ 220,773</b> |
| Revenue Less Expenditures           | \$ 572,842        | \$ 473,601        | \$ (538)          | \$ 534,423        | \$ 770,003        |
| Fund Balance, Beginning of Year     | \$ (614,281)      | \$ (41,440)       | \$ 432,161        | \$ 431,623        | \$ 966,047        |
| Prior year adjustment               | \$ 614,281        | \$ 188,373        | \$ -              | \$ -              | \$ -              |
| Revised Beginning Balance           | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Fund Balance, End of Year           | \$ (41,440)       | \$ 432,161        | \$ 431,623        | \$ 966,047        | \$ 1,736,049      |
| Assigned Fund Balance               | \$ 188,373        | \$ -              | \$ -              | \$ -              | \$ -              |
| Adjusted Available Fund Balance     | \$ 146,933        | \$ 432,161        | \$ 431,623        | \$ 966,047        | \$ 1,736,049      |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 220,773                     | 100%                                 | \$ 220,773                     | \$ -                               |

**FY 2022-23 Projects**

|                          | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|--------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Interfund Loan Repayment | \$ 220,752                     | 100%                                 | \$ 220,752                     | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|
| Available Revenue Current Year                         | \$ 146,933        | \$ 432,161        | \$ 219,897        | \$ 755,175        | \$ 990,776          |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -              | \$ -              | \$ 211,726        | \$ 210,871        | \$ 745,274          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 146,933</b> | <b>\$ 432,161</b> | <b>\$ 431,623</b> | <b>\$ 966,047</b> | <b>\$ 1,736,049</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|---|------------------|------------------|-------------------|-------------------|-------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 1,892         | \$ 220,435        | \$ 9,026          | \$ 9,902          |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ 211,726        | \$ 210,871        |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| Expense Allocation Greater than five Prior Fiscal years | \$ 7,836         | \$ -             | \$ -              | \$ -              | \$ -              |
| <b>Total Annual Expenditures</b>                        | <b>\$ 7,836</b>  | <b>\$ 1,892</b>  | <b>\$ 220,435</b> | <b>\$ 220,752</b> | <b>\$ 220,773</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                        | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| No Projects Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total                  | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |



## 2. Laguna Ridge Specific Plan Supplemental Park Facilities Fee (Fund 332)

The 2019 Updated Nexus Study identified the need for community, local and neighborhood park facilities, and parkways development. The total cost of the facilities component is estimated at \$69.7 million in 2018 dollars. There are no existing deficiencies as current facilities needs are met by current facilities.

The Laguna Ridge Specific Plan (LRSP) Supplemental Park Land Fee provides a mechanism for the collection and reimbursement of fees related to park facility construction in the LRSP. Facilities eligible for reimbursement through this program include neighborhood, local, and portions of community parks. All LRSP Supplemental Parks facilities are eligible for funding from this source.

### Required Findings

1. The purpose of the Facilities component of the Laguna Ridge Specific Plan Supplemental Park Fee is to fund community, local, and neighborhood park and parkway facilities to serve future residents and employees within the Laguna Ridge Specific Plan area.
2. The reasonable relationship between the Facilities fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019.*
3. The sources and amounts of funding anticipated completing the community, local and neighborhood park facilities, and parkways development are in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019.*
4. The approximate date for funding and constructing some of the new facilities is shown in the 2024-2029 Capital Improvement Program. There are additional facilities that do not yet appear in the CIP as sufficient funds have not been collected to commence the projects. Therefore, some are longer-term planned projects for the City.

**Laguna Ridge Specific Plan Supplemental Park Facilities Fee (Fund 332)**

|                                   |                     |
|-----------------------------------|---------------------|
| Beginning Balance, July 1, 2023   | \$ 1,847,724        |
| Fees Collected                    | \$ 2,868,843        |
| Interest Earned, Market Gain/Loss | \$ 3,401            |
| Other Revenue                     | \$ -                |
| Total                             | <u>\$ 2,872,244</u> |

| <u>Disbursements</u>                 | <u>Amount</u>     | <u>% Fee<br/>Funded in<br/>FY24</u> |
|--------------------------------------|-------------------|-------------------------------------|
| Impact Fee Administration            | \$ 172,632        | 100%                                |
| Oasis Park Phase I WCE008            | \$ 773            | 100%                                |
| Community Building Oasis Park WCE009 | \$ 148,928        | 11%                                 |
| Total                                | <u>\$ 322,334</u> |                                     |

Ending Balance, June 30, 2024 \$ 4,397,634

| <u>Planned Projects for Fiscal Year 2024/25</u> | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|---|---------------|-------------------------------------|
| Sun Grove Park WCE012                           | \$ 890,000    | 0%                                  |
| Madeira East - South Park WCE013                | \$ 100,000    | 0%                                  |

**City of Elk Grove**  
**FUND: 332 - LSRP Park Facilities Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                     |                     |                     |                     |                     |                     |
| Fees collected                      | \$ 1,903,214        | \$ 1,551,890        | \$ 862,300          | \$ 2,102,716        | \$ 2,868,843        |
| Interest Earned, Market Gain/Loss   | \$ 187,315          | \$ (56,296)         | \$ (64,848)         | \$ (28,339) [1]     | \$ 3,401            |
| Other Revenue                       | \$ -                | \$ -                | \$ 49,314           | \$ -                | \$ -                |
| <b>Total Revenues</b>               | <b>\$ 2,090,529</b> | <b>\$ 1,495,594</b> | <b>\$ 846,766</b>   | <b>\$ 2,074,377</b> | <b>\$ 2,872,244</b> |
| <b>Expenditures</b>                 |                     |                     |                     |                     |                     |
| Impact Fee Administration           | \$ 5,900            | \$ 124,291          | \$ 307,535          | \$ 169,545          | \$ 172,632          |
| Interfund Loan Repayment (Interest) | \$ 5,490            | \$ 2,139            | \$ -                | \$ 6,491            | \$ -                |
| Developer Reimbursement             | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| AB1600 Expenditures                 | \$ 4,985,076        | \$ 4,040,749        | \$ 2,245,123        | \$ 247,843          | \$ 149,702          |
| <b>Total Expenditures</b>           | <b>\$ 4,996,466</b> | <b>\$ 4,167,179</b> | <b>\$ 2,552,658</b> | <b>\$ 423,879</b>   | <b>\$ 322,334</b>   |
| Revenue Less Expenditures           | \$ (2,905,937)      | \$ (2,671,585)      | \$ (1,705,892)      | \$ 1,650,498        | \$ 2,549,911        |
| Fund Balance, Beginning of Year     | \$ 7,480,639        | \$ 4,574,702        | \$ 1,903,117        | \$ 197,225          | \$ 2,337,724        |
| Prior year adjustment*              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Revised Beginning Balance           | \$ 7,480,639        | \$ 4,574,702        | \$ 1,903,117        | \$ 687,225          | \$ 1,847,724        |
| Fund Balance, End of Year           | \$ 4,574,702        | \$ 1,903,117        | \$ 197,225          | \$ 2,337,724        | \$ 4,397,634        |
| Adjustment to Fund Balance          | \$ - [2]            | \$ - [1]            | \$ 490,000 [1]      | \$ (490,000)        | \$ -                |
| Adjusted Available Fund Balance     | \$ 4,574,702        | \$ 1,903,117        | \$ 687,225          | \$ 1,847,724        | \$ 4,397,634        |

**[1] Prior Year Adjustment**

[2] Represents FY18/19 removal of LRSP Supplemental Park Facilities fee credits, and other balance sheet activity, as part of settlement agreement payout to developer. Interfund loan established.

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                                  | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|----------------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration        | \$ 172,632                 | 100%                             | \$ 172,632                 | \$ -                           |
| Oasis Park Phase I WCE008        | \$ 773                     | 100%                             | \$ 773                     | \$ -                           |
| 2024 Pavement Maintenance WPR024 | \$ 1,407,801               | 11%                              | \$ 148,928                 | \$ 1,258,873                   |
| <b>Total</b>                     | <b>\$ 1,581,206</b>        |                                  | <b>\$ 322,334</b>          | <b>\$ 1,258,873</b>            |

**FY 2022-23 Projects**

|                                      | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|--------------------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| Impact Fee Administration            | \$ 169,545                 | 100%                             | \$ 169,545                 | \$ -                           |
| Interfund Loan Repayment             | \$ 496,491                 | 100%                             | \$ 496,491                 | \$ -                           |
| Oasis Park Phase I WCE008            | \$ 111,983                 | 100%                             | \$ 111,983                 | \$ -                           |
| Community Building Oasis Park WCE009 | \$ 123,700                 | 100%                             | \$ 123,700                 | \$ -                           |
| Laguna Ridge Park Engineering WCEA03 | \$ 12,160                  | 100%                             | \$ 12,160                  | \$ -                           |
| <b>Total</b>                         | <b>\$ 913,879</b>          |                                  | <b>\$ 913,879</b>          | <b>\$ -</b>                    |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|---------------------|---------------------|-------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 2,090,529        | \$ 1,495,594        | \$ 687,225        | \$ 1,847,724        | \$ 2,872,244        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 1,686,261        | \$ 407,523          | \$ -              | \$ -                | \$ 1,525,390        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 797,912          | \$ -                | \$ -              | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                |
| Available Revenue Greater than five Prior Fiscal years | \$ -                | \$ -                | \$ -              | \$ -                | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 4,574,702</b> | <b>\$ 1,903,117</b> | <b>\$ 687,225</b> | <b>\$ 1,847,724</b> | <b>\$ 4,397,634</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u>    | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|---|---------------------|---------------------|---------------------|-------------------|-------------------|
| Expense Allocation Current Year                         | \$ -                | \$ -                | \$ 649,540          | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -                | \$ 1,683,006        | \$ 1,495,594        | \$ 423,879        | \$ 322,334        |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ 1,027,831        | \$ 1,686,261        | \$ 407,523          | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ 1,560,448        | \$ 797,912          | \$ -                | \$ -              | \$ -              |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 2,408,186        | \$ -                | \$ -                | \$ -              | \$ -              |
| Expense Allocation Greater than five Prior Fiscal years | \$ -                | \$ -                | \$ -                | \$ -              | \$ -              |
| <b>Total Annual Expenditures</b>                        | <b>\$ 4,996,466</b> | <b>\$ 4,167,179</b> | <b>\$ 2,552,658</b> | <b>\$ 423,879</b> | <b>\$ 322,334</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                                  | <u>FY2024/25</u>  | <u>FY2025/26</u>    | <u>FY2026/27</u>    | <u>FY2027/28</u> | <u>FY2028/29</u> |
|----------------------------------|-------------------|---------------------|---------------------|------------------|------------------|
| Oasis Park WCE008                | \$ -              | \$ -                | \$ -                | \$ -             | \$ -             |
| Singh and Kaur Park WCE010       | \$ -              | \$ -                | \$ -                | \$ -             | \$ -             |
| Poppy West Park WCE011           | \$ -              | \$ 250,000          | \$ 2,310,000        | \$ -             | \$ -             |
| Sun Grove Park WCE012            | \$ 890,000        | \$ -                | \$ -                | \$ -             | \$ -             |
| Madeira East - South Park WCE013 | \$ 100,000        | \$ 820,000          | \$ -                | \$ -             | \$ -             |
| <b>Total</b>                     | <b>\$ 990,000</b> | <b>\$ 1,070,000</b> | <b>\$ 2,310,000</b> | <b>\$ -</b>      | <b>\$ -</b>      |

### 3. Laguna Ridge Supplemental Parks Admin Fee (Fund 333)

The 2019 updated Nexus Study identified the need for fee program administration. The program administration component is 4% of the base fee and will be used to reimburse the City for costs associated with program administration.

#### Required Findings

1. The purpose of the Facilities component of the Laguna Ridge Specific Plan Supplemental Park Fee is to fund community, local, and neighborhood park and parkway facilities to serve future residents and employees within the Laguna Ridge Specific Plan area.
2. The purpose of the Fee program Administration component of the Laguna Ridge Specific Plan Supplemental Park Fee is to provide new development's share of funding for fee program administration, including fee collection, fee updates, annual reporting, etc.
3. The reasonable relationship between the Fee Program Administration fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019*.
4. The sources and amounts of funding anticipated to complete administration of the fee program are in the *City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, dated March 12, 2019, effective June 10, 2019* (shown in 2011 dollars).
5. Administrative expenditures are ongoing in the fee program and are included in the current budget.

|                                   |            |
|-----------------------------------|------------|
| Beginning Balance, July 1, 2023   | \$ 903,251 |
| Fees Collected                    | \$ 153,938 |
| Interest Earned, Market Gain/Loss | \$ 172,480 |
| Other Revenue                     | \$ -       |
| Total                             | \$ 326,418 |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | \$ 19,365     | 100%                                |
| Total                         | \$ 19,365     |                                     |
| Ending Balance, June 30, 2024 | \$ 1,210,304  |                                     |

**City of Elk Grove**  
**FUND: 333 - LSRP Park Admin Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-----------------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Revenues</b>                   |                   |                  |                  |                   |                   |
| Fees collected                    | \$ 98,741         | \$ 80,946        | \$ 47,229        | \$ 113,421        | \$ 153,938        |
| Interest Earned, Market Gain/Loss | \$ 30,101         | \$ (5,649)       | \$ (6,682)       | \$ 55,030         | \$ 172,480        |
| Other Revenue                     | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| <b>Total Revenues</b>             | <b>\$ 128,842</b> | <b>\$ 75,297</b> | <b>\$ 40,547</b> | <b>\$ 168,451</b> | <b>\$ 326,418</b> |
| <b>Expenditures</b>               |                   |                  |                  |                   |                   |
| Impact Fee Administration         | \$ 48,210         | \$ 53,729        | \$ 32,437        | \$ 36,776         | \$ 19,365         |
| AB1600 Expenditures               | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| <b>Total Expenditures</b>         | <b>\$ 48,210</b>  | <b>\$ 53,729</b> | <b>\$ 32,437</b> | <b>\$ 36,776</b>  | <b>\$ 19,365</b>  |
| Revenue Less Expenditures         | \$ 80,632         | \$ 21,569        | \$ 8,111         | \$ 131,675        | \$ 307,053        |
| Fund Balance, Beginning of Year   | \$ 661,264        | \$ 741,897       | \$ 763,466       | \$ 771,576        | \$ 903,251        |
| Fund Balance, End of Year         | \$ 741,897        | \$ 763,466       | \$ 771,576       | \$ 903,251        | \$ 1,210,304      |

[1] Prior Year Adjustment

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 19,365                      | 100%                                 | \$ 19,365                      | \$ -                               |

| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 36,776                      | 100%                                 | \$ 36,776                      | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|
| Available Revenue Current Year                         | \$ 128,842        | \$ 75,297         | \$ 40,547         | \$ 168,451        | \$ 326,418          |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 343,561        | \$ 128,842        | \$ 75,297         | \$ 40,547         | \$ 168,451          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ 69,400         | \$ 343,561        | \$ 128,842        | \$ 75,297         | \$ 40,547           |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ 147,577        | \$ 69,400         | \$ 343,561        | \$ 128,842        | \$ 75,297           |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ 52,516         | \$ 146,365        | \$ 69,400         | \$ 343,561        | \$ 128,842          |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ 113,928        | \$ 146,552        | \$ 470,748          |
| <b>Total Revenue Available</b>                         | <b>\$ 741,897</b> | <b>\$ 763,466</b> | <b>\$ 771,576</b> | <b>\$ 903,251</b> | <b>\$ 1,210,304</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ 48,210        | \$ 1,212         | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ 52,516        | \$ 32,437        | \$ 36,776        | \$ 19,365        |
| <b>Total Annual Expenditures</b>                        | <b>\$ 48,210</b> | <b>\$ 53,729</b> | <b>\$ 32,437</b> | <b>\$ 36,776</b> | <b>\$ 19,365</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

Laguna Ridge Specific Plan Supplement Park Fee Schedule

| Laguna Ridge Specific Plan Supplemental Park Fee Program<br>First Half of FY2023-24 - July 1, 2023 through December 31, 2023 |                    |                     |           |               |           |
|--|--------------------|---------------------|-----------|---------------|-----------|
| Land Use   | Facilities<br>Base | Facilities<br>Admin | Land Base | Land<br>Admin | Total     |
| <b>Residential</b> - per unit  |                    |                     |           |               |           |
| Single Family  | \$ 13,271          | \$ 531              | \$ 3,987  | \$ 159        | \$ 18,427 |
| Multi-Family   | \$ 8,968           | \$ 359              | \$ 2,693  | \$ 108        | \$ 12,451 |
| Age-Restricted Single Family   | \$ 7,413           | \$ 297              | \$ 2,228  | \$ 89         | \$ 10,294 |
| Age-Restricted Multi-Family  | \$ 5,182           | \$ 207              | \$ 1,557  | \$ 62         | \$ 7,195  |
| <b>Non-Residential</b> - per square foot   |                    |                     |           |               |           |
| Tax Zone 1 Commercial  | \$ 0.18            | \$ 0.01             | \$ -      | \$ -          | \$ 0.20   |
| Tax Zone 1 Office  | \$ 0.34            | \$ 0.01             | \$ -      | \$ -          | \$ 0.36   |
| Tax Zone 2 Commercial  | \$ 0.34            | \$ 0.01             | \$ -      | \$ -          | \$ 0.36   |
| Tax Zone 2 Office  | \$ 0.55            | \$ 0.02             | \$ -      | \$ -          | \$ 0.59   |
| Tax Zone 3 Commercial  | \$ 0.18            | \$ 0.01             | \$ -      | \$ -          | \$ 0.20   |
| Tax Zone 3 Office  | \$ 0.32            | \$ 0.01             | \$ -      | \$ -          | \$ 0.34   |

| Laguna Ridge Specific Plan Supplemental Park Fee Program<br>Second Half of FY2023-24 - January 1, 2024 through June 30, 2024 |                    |                     |           |               |           |
|--|--------------------|---------------------|-----------|---------------|-----------|
| Land Use   | Facilities<br>Base | Facilities<br>Admin | Land Base | Land<br>Admin | Total     |
| <b>Residential</b> - per unit  |                    |                     |           |               |           |
| Single Family  | \$ 13,749          | \$ 550              | \$ 5,043  | \$ 202        | \$ 19,544 |
| Multi-Family   | \$ 9,289           | \$ 372              | \$ 3,406  | \$ 136        | \$ 13,203 |
| Age-Restricted Single Family   | \$ 7,679           | \$ 307              | \$ 2,818  | \$ 113        | \$ 10,917 |
| Age-Restricted Multi-Family  | \$ 5,368           | \$ 215              | \$ 1,969  | \$ 79         | \$ 7,631  |
| <b>Non-Residential</b> - per square foot   |                    |                     |           |               |           |
| Tax Zone 1 Commercial  | \$ 0.20            | \$ 0.01             | \$ -      | \$ -          | \$ 0.21   |
| Tax Zone 1 Office  | \$ 0.35            | \$ 0.01             | \$ -      | \$ -          | \$ 0.36   |
| Tax Zone 2 Commercial  | \$ 0.35            | \$ 0.01             | \$ -      | \$ -          | \$ 0.36   |
| Tax Zone 2 Office  | \$ 0.57            | \$ 0.02             | \$ -      | \$ -          | \$ 0.59   |
| Tax Zone 3 Commercial  | \$ 0.20            | \$ 0.01             | \$ -      | \$ -          | \$ 0.21   |
| Tax Zone 3 Office  | \$ 0.33            | \$ 0.01             | \$ -      | \$ -          | \$ 0.34   |

## **Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Fee Program Overview (two fee components)**

The Southeast Policy Area (SEPA) fee programs were adopted by the City Council in 2019 when the fee program nexus studies were finalized by the City's contracted consultant, Goodwin Consulting. The current 2019 version of the SEPA fee programs includes three separate Nexus Studies: the SEPA Cost Recovery Fee Program Nexus Study, the SEPA Drainage Fee Program Nexus Study, and the SEPA Park and Trail Fee Program Nexus Study. The City Council adopted these three Nexus Studies on February 13, 2019, and they went into effect on April 15, 2019. The three fee programs are intended to reimburse the City for expenditures related to the creation of the SEPA Strategic Plan; improvements benefitting the fee program area boundaries; and related expenditures such as professional services, design, and administration.

### **1. Southeast Policy Area (SEPA) Strategic Plan Cost Recovery Fee (Fund 370)**

The 2019 SEPA Strategic Plan Cost Recovery Fee Program Nexus Study identified the need to reimburse the City for costs associated with the preparation of the SEPA Strategic Plan (including consultant time, City staff time, and direct costs), along with initial implementation activities. The total calculated was included in the Nexus Study in the amount of \$2.1 million. The 2019 Nexus Study describes funding provided as an advance for the Strategic Plan from a variety of special projects and General Fund Sources. The SEPA Cost Recovery Fee Program is calculated to repay those advances. There is no existing deficiency as the SEPA Cost Recovery Fee area is completely undeveloped.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast since the fund is solely dedicated to the reimbursement of prior expenditures related to the SEPA Strategic Plan.

#### Required Findings

1. The purpose of the SEPA Strategic Plan Cost Recovery Fee Program is to reimburse the City for prior expenditures related to the preparation and development of the SEPA Strategic Plan (including consultant time, City staff time, and direct costs), which was necessary to serve new residential and non-residential development in SEPA. New development in SEPA will increase the service population benefitting from the SEPA Strategic Plan and, therefore, the need to reimburse for the preparation of that Strategic Plan.
2. The reasonable relationship between the SEPA Strategic Plan Cost Recovery fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area Strategic Plan Nexus Study dated February 13, 2019, effective April 15, 2019.*

3. The sources and amounts of funding anticipated to reimburse the City for SEPA Strategic Plan costs are in the *City of Elk Grove Southeast Policy Area Strategic Plan Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding this work is known because the expenditures have already been incurred.

|                                   |            |
|-----------------------------------|------------|
| Beginning Balance, July 1, 2023   | \$ 937,032 |
| Fees Collected                    | \$ 94,160  |
| Interest Earned, Market Gain/Loss | \$ 47,018  |
| Miscellaneous Revenue             | \$ -       |
| Total                             | \$ 141,178 |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | \$ 362        | 100%                                |
| Total                         | \$ 362        |                                     |
| Ending Balance, June 30, 2024 | \$ 1,077,847  |                                     |



**City of Elk Grove**  
**FUND: 370 - SEPA Cost Recovery Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>   | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-----------------------------------|-------------------|-------------------|--------------------|-------------------|-------------------|
| <b>Revenues</b>                   |                   |                   |                    |                   |                   |
| Fees collected                    | \$ 154,869        | \$ 153,815        | \$ -               | \$ 641,243        | \$ 94,160         |
| Interest Earned, Market Gain/Loss | \$ 5,729          | \$ 3,612          | \$ (10,092)        | \$ (11,514) [1]   | \$ 47,018         |
| Miscellaneous Reimbursement       | \$ -              | \$ -              | \$ -               | \$ -              | \$ -              |
| <b>Total Revenues</b>             | <b>\$ 160,597</b> | <b>\$ 157,427</b> | <b>\$ (10,092)</b> | <b>\$ 629,728</b> | <b>\$ 141,178</b> |
| <b>Expenditures</b>               |                   |                   |                    |                   |                   |
| Impact Fee Administration         | \$ 47             | \$ 164            | \$ 135             | \$ 283            | \$ 362            |
| AB1600 Expenditures               | \$ -              | \$ -              | \$ -               | \$ -              | \$ -              |
| <b>Total Expenditures</b>         | <b>\$ 47</b>      | <b>\$ 164</b>     | <b>\$ 135</b>      | <b>\$ 283</b>     | <b>\$ 362</b>     |
| Revenue Less Expenditures         | \$ 160,550        | \$ 157,263        | \$ (10,227)        | \$ 629,446        | \$ 140,815        |
| Fund Balance, Beginning of Year   | \$ -              | \$ 160,550        | \$ 317,813         | \$ 307,586        | \$ 937,032        |
| Fund Balance, End of Year         | \$ 160,550        | \$ 317,813        | \$ 307,586         | \$ 937,032        | \$ 1,077,847      |
| Assigned Fund Balance             | \$ -              | \$ -              | \$ -               | \$ -              | \$ -              |
| Adjusted Available Fund Balance   | \$ 160,550        | \$ 317,813        | \$ 307,586         | \$ 937,032        | \$ 1,077,847      |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 362                         | 100%                                 | \$ 362                         | \$ -                               |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 283                         | 100%                                 | \$ 283                         | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>    |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|
| Available Revenue Current Year                         | \$ 160,550        | \$ 157,427        | \$ -              | \$ 629,728        | \$ 141,178          |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -              | \$ 160,386        | \$ 157,427        | \$ -              | \$ 629,728          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -              | \$ 150,159        | \$ 157,427        | \$ -                |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ 149,877        | \$ 157,427          |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ 149,514          |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                |
| <b>Total Revenue Available</b>                         | <b>\$ 160,550</b> | <b>\$ 317,813</b> | <b>\$ 307,586</b> | <b>\$ 937,032</b> | <b>\$ 1,077,847</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ 47            | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 164           | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 135           | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 283           | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 362           |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ 47</b>     | <b>\$ 164</b>    | <b>\$ 135</b>    | <b>\$ 283</b>    | <b>\$ 362</b>    |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## SEPA/LRSP Cost Recovery Fee Schedule

| SEPA/LRSP Cost Recovery Impact Fee Program |  |   |
|--|--|---|
| Land Use                                   | First Half of FY2023-24                      | Second Half of FY2023-24                    |
|  | July 1, 2023<br>through<br>December 31, 2023 | January 1, 2024<br>through<br>June 30, 2024 |
| All Land Uses                              | \$ <i>per gross acre</i><br>2,437.27         | \$ 2,538.90                                 |

The January 1, 2024 rate increase was 4.17% and reflected the annualized increase in the Local Agency Investment Fund (LAIF) rate plus two percent to repay the interest cost to the General Fund.

### 2. Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Impact Fee (Funds 371 through 380)

The Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study was adopted by City Council in 2019 and identifies the need to fund land acquisitions and construction costs for drainage channels and basins in the Southeast Policy Area (Zone 1) and the Laguna Ridge Specific Plan Phase 3 area (Zone 2). The Drainage fee is composed of the following components: A Channel Fee, a City Infrastructure Development Fee, six Basin Fees; and an Administration Fee.

#### A. Channel Fee (Fund 371)

The Channel Fee is based on the allocation of channel facilities and land acquisition costs to land uses in SEPA. The costs are allocated uniformly to all developable land uses in the SEPA Zone 1 area and therefore the Channel Fee does not vary from one sub-shed to another. The estimated cost of these new facilities was included in the Nexus Study and totaled \$5.9 million in 2019 dollars.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

#### Required Findings

1. The purpose of the SEPA and LRSP P3 Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential

development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.

2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |                  |
|-----------------------------------|------------------|
| Beginning Balance, July 1, 2023   | \$ 669,815       |
| Fees Collected                    | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 67,500        |
| Miscellaneous Revenue             | \$ -             |
| Total                             | <u>\$ 67,500</u> |

| <u>Disbursements</u>      | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|---------------------------|---------------|-------------------------------------|
| Impact Fee Administration | <u>\$ 374</u> | 100%                                |
| Total                     | <u>\$ 374</u> |                                     |

  

|                               |            |
|-------------------------------|------------|
| Ending Balance, June 30, 2024 | \$ 736,941 |
|-------------------------------|------------|

**City of Elk Grove**  
**FUND: 371 - SEPA Zone 1 Channel Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u> |
|-----------------------------------|------------------|-------------------|-------------------|---------------------|------------------|
| <b>Revenues</b>                   |                  |                   |                   |                     |                  |
| Fees collected                    | \$ -             | \$ 262,368        | \$ 268,381        | \$ (649,350) [1]    | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 33,039        | \$ 8,200          | \$ (51,689)       | \$ 26,653 [1]       | \$ 67,500        |
| Miscellaneous Reimbursement       | \$ -             | \$ -              | \$ -              | \$ -                | \$ -             |
| <b>Total Revenues</b>             | <b>\$ 33,039</b> | <b>\$ 270,568</b> | <b>\$ 216,692</b> | <b>\$ (622,697)</b> | <b>\$ 67,500</b> |
| <b>Expenditures</b>               |                  |                   |                   |                     |                  |
| Impact Fee Administration         | \$ 838           | \$ 739            | \$ 452            | \$ 698              | \$ 374           |
| AB1600 Expenditures               | \$ -             | \$ -              | \$ -              | \$ -                | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ 838</b>    | <b>\$ 739</b>     | <b>\$ 452</b>     | <b>\$ 698</b>       | <b>\$ 374</b>    |
| Revenue Less Expenditures         | \$ 32,201        | \$ 269,829        | \$ 216,240        | \$ (623,396)        | \$ 67,126        |
| Fund Balance, Beginning of Year   | \$ 774,941       | \$ 807,141        | \$ 1,076,971      | \$ 1,293,211        | \$ 669,815       |
| Fund Balance, End of Year         | \$ 807,141       | \$ 1,076,971      | \$ 1,293,211      | \$ 669,815          | \$ 736,941       |
| Assigned Fund Balance             | \$ -             | \$ -              | \$ -              | \$ -                | \$ -             |
| Adjusted Available Fund Balance   | \$ 807,141       | \$ 1,076,971      | \$ 1,293,211      | \$ 669,815          | \$ 736,941       |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

**FY 2023-24 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 374                         | 100%                                 | \$ 374                         | \$ -                               |

**FY 2022-23 Projects**

|                           | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|---------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration | \$ 698                         | 100%                                 | \$ 698                         | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|---------------------|---------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 33,039         | \$ 270,568          | \$ 216,692          | \$ -              | \$ 67,500         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 774,103        | \$ 33,039           | \$ 270,568          | \$ 216,692        | \$ -              |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ 773,364          | \$ 33,039           | \$ 270,568        | \$ 216,692        |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -                | \$ 772,912          | \$ 33,039         | \$ 270,568        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ 149,517        | \$ 33,039         |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -                | \$ -                | \$ -              | \$ 149,142        |
| <b>Total Revenue Available</b>                         | <b>\$ 807,141</b> | <b>\$ 1,076,971</b> | <b>\$ 1,293,211</b> | <b>\$ 669,815</b> | <b>\$ 736,941</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 838           | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ 739           | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ 452           | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 698           | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ 374           |
| <b>Total Annual Expenditures</b>                        | <b>\$ 838</b>    | <b>\$ 739</b>    | <b>\$ 452</b>    | <b>\$ 698</b>    | <b>\$ 374</b>    |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**B. Infrastructure Fee (Fund 372)**

The City Infrastructure Drainage Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the Laguna LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |                  |
|-----------------------------------|------------------|
| Beginning Balance, July 1, 2023   | \$ 1,018,242     |
| Fees Collected                    | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 50,878        |
| Miscellaneous Revenue             | \$ -             |
| Total                             | <u>\$ 50,878</u> |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | <u>\$ 378</u> | 100%                                |
| Total                         | <u>\$ 378</u> |                                     |
| Ending Balance, June 30, 2024 | \$ 1,068,742  |                                     |

City of Elk Grove  
**FUND: 372 - SEPA Zone 1 Infrastructure Drain Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|-------------------|-------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                   |                   |                  |
| Fees collected                    | \$ 45,282        | \$ 74,178        | \$ 377,717        | \$ 318,893        | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 10,167        | \$ (2,524)       | \$ (16,619)       | \$ 3,743          | \$ 50,878        |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -              | \$ -              | \$ -             |
| <b>Total Revenues</b>             | <b>\$ 55,449</b> | <b>\$ 71,655</b> | <b>\$ 361,098</b> | <b>\$ 322,636</b> | <b>\$ 50,878</b> |
| <b>Expenditures</b>               |                  |                  |                   |                   |                  |
| Impact Fee Administration         | \$ 191           | \$ 236           | \$ 157            | \$ 431            | \$ 378           |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -              | \$ -              | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ 191</b>    | <b>\$ 236</b>    | <b>\$ 157</b>     | <b>\$ 431</b>     | <b>\$ 378</b>    |
| Revenue Less Expenditures         | \$ 55,258        | \$ 71,419        | \$ 360,941        | \$ 322,204        | \$ 50,500        |
| Fund Balance, Beginning of Year   | \$ 208,420       | \$ 263,679       | \$ 335,097        | \$ 696,038        | \$ 1,018,242     |
| Fund Balance, End of Year         | \$ 263,679       | \$ 335,097       | \$ 696,038        | \$ 1,018,242      | \$ 1,068,742     |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -              | \$ -              | \$ -             |
| Adjusted Available Fund Balance   | \$ 263,679       | \$ 335,097       | \$ 696,038        | \$ 1,018,242      | \$ 1,068,742     |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 378                         | 100%                                 | \$ 378                         | \$ -                               |

  

| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 431                         | 100%                                 | \$ 431                         | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ 55,449         | \$ 71,655         | \$ 361,098        | \$ 322,636          | \$ 50,878           |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ 208,230        | \$ 55,449         | \$ 71,655         | \$ 361,098          | \$ 322,636          |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ 207,994        | \$ 55,449         | \$ 71,655           | \$ 361,098          |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ 207,836        | \$ 55,449           | \$ 71,655           |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ 207,405          | \$ 55,449           |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -                | \$ 207,027          |
| <b>Total Revenue Available</b>                         | <b>\$ 263,679</b> | <b>\$ 335,097</b> | <b>\$ 696,038</b> | <b>\$ 1,018,242</b> | <b>\$ 1,068,742</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ 191           | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ 236           | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ 157           | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 431           | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ 378           |
| <b>Total Annual Expenditures</b>                        | <b>\$ 191</b>    | <b>\$ 236</b>    | <b>\$ 157</b>    | <b>\$ 431</b>    | <b>\$ 378</b>    |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

### C. Basin Fee – North Sub-Shed (Fund 373)

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ 1,912,253  |                                     |
| Fees Collected                    | \$ -          |                                     |
| Interest Earned, Market Gain/Loss | \$ 209,206    |                                     |
| Miscellaneous Revenue             | \$ -          |                                     |
| Total                             | \$ 209,206    |                                     |
| <u>Disbursements</u>              | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ 1,129      | 100%                                |
| Total                             | \$ 1,129      |                                     |
| Ending Balance, June 30, 2024     | \$ 2,120,329  |                                     |

City of Elk Grove  
**FUND: 373 - SEPA/LRSP P3 Administration Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>  |
|-----------------------------------|------------------|------------------|---------------------|---------------------|-------------------|
| <b>Revenues</b>                   |                  |                  |                     |                     |                   |
| Fees collected                    | \$ -             | \$ -             | \$ 2,449,896        | \$ (454,958) [1]    | \$ -              |
| Interest Earned, Market Gain/Loss | \$ -             | \$ -             | \$ (69,046)         | \$ (2,497) [1]      | \$ 209,206        |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -                | \$ -                | \$ -              |
| <b>Total Revenues</b>             | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 2,380,849</b> | <b>\$ (457,455)</b> | <b>\$ 209,206</b> |
| <b>Expenditures</b>               |                  |                  |                     |                     |                   |
| Impact Fee Administration         | \$ -             | \$ 9,036         | \$ 96               | \$ 2,009            | \$ 1,129          |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -                | \$ -                | \$ -              |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ 9,036</b>  | <b>\$ 96</b>        | <b>\$ 2,009</b>     | <b>\$ 1,129</b>   |
| Revenue Less Expenditures         | \$ -             | \$ (9,036)       | \$ 2,380,753        | \$ (459,464)        | \$ 208,076        |
| Fund Balance, Beginning of Year   | \$ -             | \$ -             | \$ (9,036)          | \$ 2,371,717        | \$ 1,912,253      |
| Fund Balance, End of Year         | \$ -             | \$ (9,036)       | \$ 2,371,717        | \$ 1,912,253        | \$ 2,120,329      |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -                | \$ -                | \$ -              |
| Adjusted Available Fund Balance   | \$ -             | \$ (9,036)       | \$ 2,371,717        | \$ 1,912,253        | \$ 2,120,329      |

[1] Prior Year Adjustment

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 1,129                       | 100%                                 | \$ 1,129                       | \$ -                               |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| None                       | \$ 2,009                       | 100%                                 | \$ 2,009                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|--|------------------|------------------|---------------------|---------------------|---------------------|
| Available Revenue Current Year                         | \$ -             | \$ -             | \$ 2,371,717        | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -                | \$ 1,912,253        | \$ -                |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -                | \$ -                | \$ 1,912,253        |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -                | \$ -                | \$ -                |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -                | \$ -                | \$ -                |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -                | \$ -                | \$ 208,076          |
| <b>Total Revenue Available</b>                         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 2,371,717</b> | <b>\$ 1,912,253</b> | <b>\$ 2,120,329</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ 9,036         | \$ 96            | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 2,009         | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 1,129         |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ 9,036</b>  | <b>\$ 96</b>     | <b>\$ 2,009</b>  | <b>\$ 1,129</b>  |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**D. Basin Fee – Basin S4 (Fund 374)**

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.



The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |    |   |
|-----------------------------------|----|---|
| Beginning Balance, July 1, 2023   | \$ | - |
| Fees Collected                    | \$ | - |
| Interest Earned, Market Gain/Loss | \$ | - |
| Miscellaneous Revenue             | \$ | - |
| Total                             | \$ | - |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | \$ -          | 100%                                |
| Total                         | \$ -          |                                     |
| Ending Balance, June 30, 2024 | \$            | -                                   |

City of Elk Grove  
**FUND: 374 - SEPA North Sub-Shed Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected                    | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Interest Earned, Market Gain/Loss | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenues</b>             | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| Revenue Less Expenditures         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, Beginning of Year   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, End of Year         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**Capital Improvement Projects**

**FY 2023-24 Projects**

|      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None | \$ -                           | 100%                                 | \$ -                           | \$ -                               |

**FY 2022-23 Projects**

|      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None | \$ -                           | 100%                                 | \$ -                           | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Available Revenue Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenue Available</b>                         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

### E. Basin Fee – Basin S5 (Fund 375)

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |    |   |
|-----------------------------------|----|---|
| Beginning Balance, July 1, 2023   | \$ | - |
| Fees Collected                    | \$ | - |
| Interest Earned, Market Gain/Loss | \$ | - |
| Miscellaneous Revenue             | \$ | - |
| Total                             | \$ | - |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee Funded in FY24</u> |
|-------------------------------|---------------|-----------------------------|
| Impact Fee Administration     | \$ -          | 100%                        |
| Total                         | \$ -          |                             |
| Ending Balance, June 30, 2024 | \$            | -                           |

City of Elk Grove  
**FUND: 375 - SEPA Z1 Basin S4 Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>  | <u>FY2019/20</u> | <u>FY2020/21</u>      | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u> |
|---|------------------|-----------------------|---------------------|---------------------|------------------|
| <b>Revenues</b>   |                  |                       |                     |                     |                  |
| Fees collected  | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Interest Earned, Market Gain/Loss                             | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Miscellaneous Reimbursement                                   | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| <b>Total Revenues</b>   | <b>\$ -</b>      | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>      |
| <b>Expenditures</b>   |                  |                       |                     |                     |                  |
| Impact Fee Administration                                     | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| AB1600 Expenditures   | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| <b>Total Expenditures</b>                                     | <b>\$ -</b>      | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>      |
| Revenue Less Expenditures                                     | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Fund Balance, Beginning of Year                               | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Fund Balance, End of Year                                     | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Assigned Fund Balance   | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Adjusted Available Fund Balance                               | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| <b>Capital Improvement Projects</b>                           |                  |                       |                     |                     |                  |
|   | Project Amount   | Percent Funded        | Impact Fee          | Non-Impact Fee      |                  |
| <b><u>FY 2023-24 Projects</u></b>                             | <u>Expended</u>  | <u>by Impact Fees</u> | <u>Expenditures</u> | <u>Expenditures</u> |                  |
| None  | \$ -             | 100%                  | \$ -                | \$ -                |                  |
|   | Project Amount   | Percent Funded        | Impact Fee          | Non-Impact Fee      |                  |
| <b><u>FY 2022-23 Projects</u></b>                             | <u>Expended</u>  | <u>by Impact Fees</u> | <u>Expenditures</u> | <u>Expenditures</u> |                  |
| None  | \$ -             | 100%                  | \$ -                | \$ -                |                  |
| <b>Five Year Revenue Test Using First in First Out Method</b> |                  |                       |                     |                     |                  |
|   | <u>FY2019/20</u> | <u>FY2020/21</u>      | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u> |
| Available Revenue Current Year                                | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)          | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)          | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)          | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)          | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Available Revenue Greater than five Prior Fiscal years        | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| <b>Total Revenue Available</b>                                | <b>\$ -</b>      | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>      |
| <b>Five Year Expenditure to Revenue Match</b>                 |                  |                       |                     |                     |                  |
|   | <u>FY2019/20</u> | <u>FY2020/21</u>      | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u> |
| Expense Allocation Current Year                               | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)         | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)         | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)         | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)         | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years       | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| <b>Total Annual Expenditures</b>                              | <b>\$ -</b>      | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>      |
| <b>Adopted 2024-2029 Capital Improvement Program (CIP)</b>    |                  |                       |                     |                     |                  |
|   | <u>FY2024/25</u> | <u>FY2025/26</u>      | <u>FY2026/27</u>    | <u>FY2027/28</u>    | <u>FY2028/29</u> |
| None Programmed   | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |
| Total   | \$ -             | \$ -                  | \$ -                | \$ -                | \$ -             |

### F. Basin Fee – Basin S6 (Fund 376)

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed from this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |                  |
|-----------------------------------|------------------|
| Beginning Balance, July 1, 2023   | \$ 769,497       |
| Fees Collected                    | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 51,679        |
| Miscellaneous Revenue             | \$ -             |
| Total                             | <u>\$ 51,679</u> |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | \$ 334        | 100%                                |
| Total                         | <u>\$ 334</u> |                                     |
| Ending Balance, June 30, 2024 | \$ 820,841    |                                     |

**City of Elk Grove**  
**FUND: 376 - SEPA Z1 Basin S5 Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>   | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|-------------------|-------------------|--------------------|------------------|------------------|
| <b>Revenues</b>                   |                   |                   |                    |                  |                  |
| Fees collected                    | \$ 385,986        | \$ 335,720        | \$ -               | \$ 62,431 [1]    | \$ -             |
| Interest Earned, Market Gain/Loss | \$ 10,021         | \$ 599            | \$ (23,141)        | \$ (1,462) [1]   | \$ 51,679        |
| Miscellaneous Reimbursement       | \$ -              | \$ -              | \$ -               | \$ -             | \$ -             |
| <b>Total Revenues</b>             | <b>\$ 396,008</b> | <b>\$ 336,319</b> | <b>\$ (23,141)</b> | <b>\$ 60,970</b> | <b>\$ 51,679</b> |
| <b>Expenditures</b>               |                   |                   |                    |                  |                  |
| Impact Fee Administration         | \$ -              | \$ -              | \$ 310             | \$ 348           | \$ 334           |
| AB1600 Expenditures               | \$ -              | \$ -              | \$ -               | \$ -             | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 310</b>      | <b>\$ 348</b>    | <b>\$ 334</b>    |
| Revenue Less Expenditures         | \$ 396,008        | \$ 336,319        | \$ (23,451)        | \$ 60,622        | \$ 51,344        |
| Fund Balance, Beginning of Year   | \$ -              | \$ 396,008        | \$ 732,326         | \$ 708,875       | \$ 769,497       |
| Fund Balance, End of Year         | \$ 396,008        | \$ 732,326        | \$ 708,875         | \$ 769,497       | \$ 820,841       |
| Assigned Fund Balance             | \$ -              | \$ -              | \$ -               | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ 396,008        | \$ 732,326        | \$ 708,875         | \$ 769,497       | \$ 820,841       |

[1] Prior Year Adjustment

**Capital Improvement Projects**

|                            | Project Amount<br>Expended | Percent Funded<br>by Impact Fees | Impact Fee<br>Expenditures | Non-Impact Fee<br>Expenditures |
|----------------------------|----------------------------|----------------------------------|----------------------------|--------------------------------|
| <b>FY 2023-24 Projects</b> |                            |                                  |                            |                                |
| Impact Fee Administration  | \$ 334                     | 100%                             | \$ 334                     | \$ -                           |
| <b>FY 2022-23 Projects</b> |                            |                                  |                            |                                |
| None                       | \$ 348                     | 100%                             | \$ 348                     | \$ -                           |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>  | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 396,008        | \$ 336,319        | \$ -              | \$ 60,970         | \$ 51,679         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -              | \$ 396,008        | \$ 336,319        | \$ -              | \$ 60,970         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -              | \$ 372,556        | \$ 336,319        | \$ -              |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ 372,208        | \$ 336,319        |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -              | \$ -              | \$ -              | \$ 371,874        |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Revenue Available</b>                         | <b>\$ 396,008</b> | <b>\$ 732,326</b> | <b>\$ 708,875</b> | <b>\$ 769,497</b> | <b>\$ 820,841</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 310           | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 348           | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 334           |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 310</b>    | <b>\$ 348</b>    | <b>\$ 334</b>    |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## G. Basin Fee – Basin S7 (Fund 377)

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |    |   |
|-----------------------------------|----|---|
| Beginning Balance, July 1, 2023   | \$ | - |
| Fees Collected                    | \$ | - |
| Interest Earned, Market Gain/Loss | \$ | - |
| Miscellaneous Revenue             | \$ | - |
| Total                             | \$ | - |

| <u>Disbursements</u>          | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
|-------------------------------|---------------|-------------------------------------|
| Impact Fee Administration     | \$ -          | 100%                                |
| Total                         | \$ -          |                                     |
| Ending Balance, June 30, 2024 | \$            | -                                   |

City of Elk Grove  
**FUND: 377 - SEPA Z1 Basin S6 Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected                    | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Interest Earned, Market Gain/Loss | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenues</b>             | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| Revenue Less Expenditures         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, Beginning of Year   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, End of Year         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**Capital Improvement Projects**

**FY 2023-24 Projects**

|      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None | \$ -                           | 100%                                 | \$ -                           | \$ -                               |

**FY 2022-23 Projects**

|      | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None | \$ -                           | 100%                                 | \$ -                           | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Available Revenue Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenue Available</b>                         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

### H. Basin Fee – Basin S8 (Fund 378)

The Basin Fee is based on the allocation of basin facilities and land acquisition costs to land uses within the North Sub-shed and each of the other individual basin sub-sheds in Zone 1. This fee varies from sub-shed to sub-shed in Zone 1 based on the individual drainage facilities needed in each sub-shed. Fees collected for each sub-shed may not be transferred or expended to another sub-shed. For this reason, activity for each sub-shed is accounted for and reported in a unique fund.



The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |               |   |                            |
|-----------------------------------|---------------|---|----------------------------|
| Beginning Balance, July 1, 2023   | \$            | - |                            |
| Fees Collected                    | \$            | - |                            |
| Interest Earned, Market Gain/Loss | \$            | - |                            |
| Miscellaneous Revenue             | \$            | - |                            |
| Total                             | \$            | - |                            |
|                                   |               |   | % Fee<br>Funded in<br>FY24 |
| <u>Disbursements</u>              | <u>Amount</u> |   |                            |
| Impact Fee Administration         | \$            | - | 100%                       |
| Total                             | \$            | - |                            |
| Ending Balance, June 30, 2024     | \$            | - |                            |

City of Elk Grove  
**FUND: 378 - SEPA Z1 Basin S7 Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Revenues</b>                   |                  |                  |                  |                  |                  |
| Fees collected                    | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Interest Earned, Market Gain/Loss | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenues</b>             | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| <b>Expenditures</b>               |                  |                  |                  |                  |                  |
| Impact Fee Administration         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |
| Revenue Less Expenditures         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, Beginning of Year   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance, End of Year         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Adjusted Available Fund Balance   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None                       | \$ -                           | 100%                                 | \$ -                           | \$ -                               |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| None                       | \$ -                           | 100%                                 | \$ -                           | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Available Revenue Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Revenue Available</b>                         | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>      |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

**I. SEPA and LRSP Phase 3 Admin Fee (Fund 380)**

The Storm Drainage fee for the LRSP P3 is comprised of the following fee components: LRSP P3 Drainage Fee and Administration Fee.

The 2019 Nexus Study identified the need for fee program administration. The estimated cost was 4% of total fees collected in the fee program to adequately fund fee program administration.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

Required Findings

1. The purpose of the Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Program is to fund the costs of land acquisition and construction of major drainage and trunk drainage facilities that are necessary to serve new residential and non-residential development in the SEPA and the LRSP P3 areas. New development in those areas will increase the service population benefitting from these drainage facilities and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA and LRSP P3 Drainage Impact fee and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA and LRSP P3 drainage facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) and Laguna Ridge Specific Plan Phase 3 (LRSP P3) Drainage Impact Fee Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing this new facility is not known as it is a longer-term planned project for the City.

|                                   |               |                                     |
|-----------------------------------|---------------|-------------------------------------|
| Beginning Balance, July 1, 2023   | \$ 430,172    |                                     |
| Fees Collected                    | \$ 153,618    |                                     |
| Interest Earned, Market Gain/Loss | \$ 21,529     |                                     |
| Miscellaneous Revenue             | \$ -          |                                     |
| Total                             | \$ 175,147    |                                     |
| <u>Disbursements</u>              | <u>Amount</u> | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration         | \$ 16,514     | 100%                                |
| Total                             | \$ 16,514     |                                     |
| Ending Balance, June 30, 2024     | \$ 588,805    |                                     |

City of Elk Grove  
**FUND: 380 - SEPA/LRSP P3 Administrative Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| <b>Revenues</b>                   |                  |                  |                   |                   |                   |
| Fees collected                    | \$ 23,658        | \$ 22,991        | \$ 244,905        | \$ 153,333        | \$ 153,618        |
| Interest Earned, Market Gain/Loss | \$ 614           | \$ 71            | \$ (8,004)        | \$ 1,225          | \$ 21,529         |
| Miscellaneous Reimbursement       | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| <b>Total Revenues</b>             | <b>\$ 24,272</b> | <b>\$ 23,061</b> | <b>\$ 236,901</b> | <b>\$ 154,558</b> | <b>\$ 175,147</b> |
| <b>Expenditures</b>               |                  |                  |                   |                   |                   |
| Impact Fee Administration         | \$ -             | \$ 291           | \$ 2,858          | \$ 5,470          | \$ 16,514         |
| AB1600 Expenditures               | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ 291</b>    | <b>\$ 2,858</b>   | <b>\$ 5,470</b>   | <b>\$ 16,514</b>  |
| Revenue Less Expenditures         | \$ 24,272        | \$ 22,770        | \$ 234,043        | \$ 149,087        | \$ 158,633        |
| Fund Balance, Beginning of Year   | \$ -             | \$ 24,272        | \$ 47,042         | \$ 281,084        | \$ 430,172        |
| Fund Balance, End of Year         | \$ 24,272        | \$ 47,042        | \$ 281,084        | \$ 430,172        | \$ 588,805        |
| Assigned Fund Balance             | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| Adjusted Available Fund Balance   | \$ 24,272        | \$ 47,042        | \$ 281,084        | \$ 430,172        | \$ 588,805        |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| None                       | \$ 16,514                      | 100%                                 | \$ 16,514                      | \$ -                               |
| <br>                       |                                |                                      |                                |                                    |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| None                       | \$ 5,470                       | 100%                                 | \$ 5,470                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u>  | <u>FY2022/23</u>  | <u>FY2023/24</u>  |
|--|------------------|------------------|-------------------|-------------------|-------------------|
| Available Revenue Current Year                         | \$ 24,272        | \$ 23,061        | \$ 236,901        | \$ 154,558        | \$ 175,147        |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 23,980        | \$ 23,061         | \$ 236,901        | \$ 154,558        |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 21,122         | \$ 23,061         | \$ 236,901        |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ 15,652         | \$ 22,199         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| Available Revenue Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -              | \$ -              | \$ -              |
| <b>Total Revenue Available</b>                         | <b>\$ 24,272</b> | <b>\$ 47,042</b> | <b>\$ 281,084</b> | <b>\$ 430,172</b> | <b>\$ 588,805</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 291           | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 2,858         | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 5,470         | \$ 862           |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 15,652        |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ -</b>      | <b>\$ 291</b>    | <b>\$ 2,858</b>  | <b>\$ 5,470</b>  | <b>\$ 16,514</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

SEPA/LRSP Phase 3 Drainage Fee Schedule

| SEPA/LRSP Phase 3 Drainage Impact Fee Program - First Half of FY2023-24<br>July 1, 2023 through December 31, 2023 |                                       |          |           |           |           |
|---|---------------------------------------|----------|-----------|-----------|-----------|
| Land Use  | City<br>Infrastructure<br>Development |          |           |           |           |
|   | Channel Fee                           | Fee      | Basin Fee | Admin Fee | Total     |
| <b><u>North Sub-Shed</u></b> - per acre   |                                       |          |           |           |           |
| Single Family   | \$ 8,320                              | \$ 2,352 | \$ 21,623 | \$ 1,292  | \$ 33,587 |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ 36,125 | \$ 2,158  | \$ 56,113 |
| <b><u>Basin S-4</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ 17,240 | \$ 1,403  | \$ 36,473 |
| <b><u>Basin S-5</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ 23,763 | \$ 1,664  | \$ 43,257 |
| <b><u>Basin S-6</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ 8,320                              | \$ 2,352 | \$ 20,052 | \$ 1,229  | \$ 31,953 |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ 33,501 | \$ 2,053  | \$ 53,384 |
| <b><u>Basin S-7</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ 8,320                              | \$ 2,352 | \$ -      | \$ 427    | \$ 11,099 |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ -      | \$ 713    | \$ 18,543 |
| <b><u>Basin S-8</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 13,900                             | \$ 3,930 | \$ 28,143 | \$ 1,839  | \$ 47,812 |
| <b><u>LRSP Phase 3</u></b> - per acre   |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ 25,661 | \$ 1,026  | \$ 26,687 |
| Multi-Family, Non-Residential   | \$ -                                  | \$ -     | \$ 48,117 | \$ 1,925  | \$ 50,042 |

SEPA/LRSP Phase 3 Drainage Fee Schedule (continued)

| SEPA/LRSP Phase 3 Drainage Impact Fee Program - Second Half of FY2023-24<br>January 1, 2024 through June 30, 2024 |                                       |          |           |           |           |
|---|---------------------------------------|----------|-----------|-----------|-----------|
| Land Use  | City<br>Infrastructure<br>Development |          |           |           |           |
|   | Channel Fee                           | Fee      | Basin Fee | Admin Fee | Total     |
| <b><u>North Sub-Shed</u></b> - per acre   |                                       |          |           |           |           |
| Single Family   | \$ 8,513                              | \$ 2,407 | \$ 22,125 | \$ 1,322  | \$ 34,367 |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ 36,964 | \$ 2,208  | \$ 57,416 |
| <b><u>Basin S-4</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ 17,640 | \$ 1,435  | \$ 37,319 |
| <b><u>Basin S-5</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ 24,315 | \$ 1,702  | \$ 44,261 |
| <b><u>Basin S-6</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ 8,513                              | \$ 2,407 | \$ 20,518 | \$ 1,258  | \$ 32,696 |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ 34,279 | \$ 2,101  | \$ 54,624 |
| <b><u>Basin S-7</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ 8,513                              | \$ 2,407 | \$ -      | \$ 437    | \$ 11,357 |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ -      | \$ 730    | \$ 18,974 |
|   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| <b><u>Basin S-8</u></b> - per acre  |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ -      | \$ -      | \$ -      |
| Multi-Family, Non-Residential   | \$ 14,223                             | \$ 4,021 | \$ 28,797 | \$ 1,882  | \$ 48,923 |
| <b><u>LRSP Phase 3</u></b> - per acre   |                                       |          |           |           |           |
| Single Family   | \$ -                                  | \$ -     | \$ 26,257 | \$ 1,050  | \$ 27,307 |
| Multi-Family, Non-Residential   | \$ -                                  | \$ -     | \$ 49,234 | \$ 1,969  | \$ 51,203 |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.

## **Southeast Policy Area Park and Trail Impact Fee Program Overview (two fee components)**

### **1. Southeast Policy Area Park and Trail Impact Fee Program – Park Fee Component (Fund 356)**

The 2019 Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study identifies the need to fund parkland development costs for all parks within SEPA or other park facilities for which SEPA receives parkland credit (i.e. nine acres of Reardan Community Park assigned to SEPA). All development within SEPA will pay the Park Fee component and those funds will be used by the City and Cosumnes Community Services District (CSD) to design and construct park facilities. Developers are not directly responsible for park facility construction. The total Park Fee component costs are calculated as \$8.4 million for shared parks and \$29.1 million for residential-focused parks, for a total of \$37.5 million included in the Nexus Study. There is no existing deficiency as the SEPA area is undeveloped.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed in this Fund through the adopted 2024-2029 CIP 5-year forecast.

#### Required Findings

1. The purpose of the SEPA Park and Trail Impact Fees Program – Park Fee component is to fund parkland development costs for all parks within SEPA or other park facilities for which SEPA receives credit, all of which are necessary to serve new residential and non-residential development in SEPA. New development in SEPA will increase the service population benefitting from these improvements and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA Park and Trail Impact Fee - Park Fee component and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the SEPA Park and Trail Impact Fee – Park Fee component facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing these new facilities is not known but is expected to align with new development.

**SEPA Park Fee (Fund 356)**

|   |                     |                                     |
|---|---------------------|-------------------------------------|
| Beginning Balance, July 1, 2023                 | \$ 6,078,893        |                                     |
| Fees Collected                                  | \$ 6,792,526        |                                     |
| Interest Earned, Market Gain/Loss               | \$ 365,620          |                                     |
| Miscellaneous Revenue                           | \$ -                |                                     |
| Total   | <u>\$ 7,158,146</u> |                                     |
| <br>  |                     |                                     |
| <u>Disbursements</u>                            | <u>Amount</u>       | <u>% Fee<br/>Funded in<br/>FY24</u> |
| Impact Fee Administration                       | \$ 19,801           | 100%                                |
| Total   | \$ 19,801           |                                     |
| <br>  |                     |                                     |
| Ending Balance, June 30, 2024                   | \$13,217,238        |                                     |
| <br>  |                     |                                     |
| <u>Planned Projects for Fiscal Year 2024/25</u> | <u>Amount</u>       | <u>% Fee<br/>Funded in<br/>FY24</u> |
| SEPA Park K (Mendes) WCE034                     | \$ 4,830,080        | 0%                                  |



City of Elk Grove  
**FUND: 356 - SEPA Park Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-----------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                   |                   |                     |                     |                     |                     |
| Fees collected                    | \$ 698,449        | \$ 1,453,312        | \$ 1,755,106        | \$ 2,237,732        | \$ 6,792,526        |
| Interest Earned, Market Gain/Loss | \$ 20,771         | \$ 68,223           | \$ (192,127)        | \$ 53,051           | \$ 365,620          |
| Miscellaneous Reimbursement       | \$ -              | \$ 21,875           | \$ -                | \$ -                | \$ -                |
| <b>Total Revenues</b>             | <b>\$ 719,220</b> | <b>\$ 1,543,410</b> | <b>\$ 1,562,979</b> | <b>\$ 2,290,783</b> | <b>\$ 7,158,146</b> |
| <b>Expenditures</b>               |                   |                     |                     |                     |                     |
| Impact Fee Administration         | \$ 420            | \$ 2,095            | \$ 9,347            | \$ 25,637           | \$ 19,801           |
| AB1600 Expenditures               | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Expenditures</b>         | <b>\$ 420</b>     | <b>\$ 2,095</b>     | <b>\$ 9,347</b>     | <b>\$ 25,637</b>    | <b>\$ 19,801</b>    |
| Revenue Less Expenditures         | \$ 718,800        | \$ 1,541,315        | \$ 1,553,632        | \$ 2,265,147        | \$ 7,138,345        |
| Fund Balance, Beginning of Year   | \$ -              | \$ 718,800          | \$ 2,260,115        | \$ 3,813,747        | \$ 6,078,893        |
| Fund Balance, End of Year         | \$ 718,800        | \$ 2,260,115        | \$ 3,813,747        | \$ 6,078,893        | \$ 13,217,238       |
| Assigned Fund Balance             | \$ -              | \$ -                | \$ 1,490,870        | \$ 1,490,870        | \$ -                |
| Adjusted Available Fund Balance   | \$ 718,800        | \$ 2,260,115        | \$ 5,304,617        | \$ 7,569,763        | \$ 13,217,238       |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 19,801                      | 100%                                 | \$ 19,801                      | \$ -                               |
| <br>                       |                                |                                      |                                |                                    |
| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
| Impact Fee Administration  | \$ 25,637                      | 100%                                 | \$ 25,637                      | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>     |
|--|-------------------|---------------------|---------------------|---------------------|----------------------|
| Available Revenue Current Year                         | \$ 718,800        | \$ 1,543,410        | \$ 1,562,979        | \$ 2,290,783        | \$ 7,158,146         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -              | \$ 716,705          | \$ 1,543,410        | \$ 1,562,979        | \$ 2,290,783         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -                | \$ 716,705          | \$ 1,543,410        | \$ 1,562,979         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ 716,705          | \$ 1,543,410         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ -                | \$ 661,920           |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -                | \$ 1,481,523        | \$ 1,455,886        | \$ -                 |
| <b>Total Revenue Available</b>                         | <b>\$ 718,800</b> | <b>\$ 2,260,115</b> | <b>\$ 5,304,617</b> | <b>\$ 7,569,763</b> | <b>\$ 13,217,238</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ 420           | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 2,095         | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 9,347         | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 25,637        | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 19,801        |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ 420</b>    | <b>\$ 2,095</b>  | <b>\$ 9,347</b>  | <b>\$ 25,637</b> | <b>\$ 19,801</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                             | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|
| SEPA Park K (Mendes) WCE034 | \$ 4,830,080     | \$ -             | \$ -             | \$ -             | \$ -             |
| Total                       | \$ 4,830,080     | \$ -             | \$ -             | \$ -             | \$ -             |

## 2. Southeast Policy Area Park and Trail Impact Fee Program – Trail Fee Component (Fund 357)

The 2019 Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study identifies the need to fund trail land acquisition and improvements costs for certain trails within SEPA. Trail land costs along the south side of the Shed C Channel are included, whereas land for the north side trail is included in the Shed C Channel costs in the Drainage Fee as this provides maintenance access. Trail improvement costs cover nine trail types in SEPA, based on trail width, location, landscaping and fencing components, and other attributes. Trail construction is the responsibility of developers. The Trails Fee provides a basis for the fair share allocation of these costs based upon new development. The City will provide fee credits or reimbursement for eligible facilities based upon the lesser of the actual construction costs or the value in the Trails Fee program. The total Trails Fee component costs are calculated as \$30.5 million for trail development and \$6.8 million for trail land acquisition, for a total of \$37.3 million included in the Nexus Study. There is no existing deficiency as the SEPA area is completely undeveloped.

The Ending Balance for June 30, 2024, reflects the balance on the City's records, which may include several different asset and liability accounts not depicted below, but which still affect the ending balance.

There are no projects programmed from this Fund through the adopted 2024-2029 CIP 5-year forecast.

### Required Findings

1. The purpose of the SEPA Park and Trail Impact Fees Program – Trail Fee component is to fund trail land acquisition and development costs for trails within SEPA, all of which are necessary to serve new residential and non-residential development in SEPA. New development in SEPA will increase the service population benefitting from these improvements and, therefore, the need to cover those related costs.
2. The reasonable relationship between the SEPA Park and Trail Impact Fee - Trail Facilities fee component and the purpose for which it is charged is demonstrated in the *City of Elk Grove Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study dated February 13, 2019, effective April 15, 2019.*
3. The sources and amounts of funding anticipated to complete the future SEPA Park and Trail Impact Fee - Trail Fee component Facilities are in the *City of Elk Grove Southeast Policy Area (SEPA) Park and Trail Impact Fees Nexus Study dated February 13, 2019, effective April 15, 2019.*
4. The approximate date for funding and constructing these new facilities is not known but is expected to align with new development.

**SEPA Trail Fee**

|                                   |              |
|-----------------------------------|--------------|
| Beginning Balance, July 1, 2023   | \$ 6,347,426 |
| Fees Collected                    | \$ 6,131,114 |
| Interest Earned, Market Gain/Loss | \$ 313,811   |
| Miscellaneous Revenue             | \$ -         |
| Total                             | \$ 6,444,925 |

| <u>Disbursements</u>      | Amount    | % Fee<br>Funded in<br>FY24 |
|---------------------------|-----------|----------------------------|
| Impact Fee Administration | \$ 17,454 | 100%                       |
| Total                     | \$ 17,454 |                            |

|                               |              |
|-------------------------------|--------------|
| Ending Balance, June 30, 2024 | \$12,774,897 |
|-------------------------------|--------------|

**City of Elk Grove**  
**FUND: 357 - SEPA Trails Fee**  
**Statement of Revenues and Expenditures and Changes in Fund Balance for Last Five Fiscal Years**

| <u>Description</u>                | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>    |
|-----------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                   |                   |                     |                     |                     |                     |
| Fees collected                    | \$ 652,580        | \$ 1,389,207        | \$ 2,562,505        | \$ 1,815,342        | \$ 6,131,114        |
| Interest Earned, Market Gain/Loss | \$ 19,371         | \$ 33,594           | \$ (135,642)        | \$ 19,629           | \$ 313,811          |
| Miscellaneous Reimbursement       | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Revenues</b>             | <b>\$ 671,950</b> | <b>\$ 1,422,802</b> | <b>\$ 2,426,863</b> | <b>\$ 1,834,971</b> | <b>\$ 6,444,925</b> |
| <b>Expenditures</b>               |                   |                     |                     |                     |                     |
| Impact Fee Administration         | \$ 341            | \$ 1,727            | \$ 3,897            | \$ 3,196            | \$ 17,454           |
| AB1600 Expenditures               | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| <b>Total Expenditures</b>         | <b>\$ 341</b>     | <b>\$ 1,727</b>     | <b>\$ 3,897</b>     | <b>\$ 3,196</b>     | <b>\$ 17,454</b>    |
| Revenue Less Expenditures         | \$ 671,609        | \$ 1,421,075        | \$ 2,422,966        | \$ 1,831,775        | \$ 6,427,472        |
| Fund Balance, Beginning of Year   | \$ -              | \$ 671,609          | \$ 2,092,684        | \$ 4,515,650        | \$ 6,347,426        |
| Fund Balance, End of Year         | \$ 671,609        | \$ 2,092,684        | \$ 4,515,650        | \$ 6,347,426        | \$ 12,774,897       |
| Assigned Fund Balance             | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                |
| Adjusted Available Fund Balance   | \$ 671,609        | \$ 2,092,684        | \$ 4,515,650        | \$ 6,347,426        | \$ 12,774,897       |

**[1] Prior Year Adjustment**

**Capital Improvement Projects**

| <u>FY 2023-24 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 17,454                      | 100%                                 | \$ 17,454                      | \$ -                               |

  

| <u>FY 2022-23 Projects</u> | <u>Project Amount Expended</u> | <u>Percent Funded by Impact Fees</u> | <u>Impact Fee Expenditures</u> | <u>Non-Impact Fee Expenditures</u> |
|----------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| Impact Fee Administration  | \$ 3,196                       | 100%                                 | \$ 3,196                       | \$ -                               |

**Five Year Revenue Test Using First in First Out Method**

|  | <u>FY2019/20</u>  | <u>FY2020/21</u>    | <u>FY2021/22</u>    | <u>FY2022/23</u>    | <u>FY2023/24</u>     |
|--|-------------------|---------------------|---------------------|---------------------|----------------------|
| Available Revenue Current Year                         | \$ 671,609        | \$ 1,422,802        | \$ 2,426,863        | \$ 1,834,971        | \$ 6,444,925         |
| Available Revenue Prior Fiscal Year (2-yr Old Funds)   | \$ -              | \$ 669,882          | \$ 1,422,802        | \$ 2,426,863        | \$ 1,834,971         |
| Available Revenue Prior Fiscal Year (3-yr Old Funds)   | \$ -              | \$ -                | \$ 665,986          | \$ 1,422,802        | \$ 2,426,863         |
| Available Revenue Prior Fiscal Year (4-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ 662,790          | \$ 1,422,802         |
| Available Revenue Prior Fiscal Year (5-yr Old Funds)   | \$ -              | \$ -                | \$ -                | \$ -                | \$ 645,336           |
| Available Revenue Greater than five Prior Fiscal years | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                 |
| <b>Total Revenue Available</b>                         | <b>\$ 671,609</b> | <b>\$ 2,092,684</b> | <b>\$ 4,515,650</b> | <b>\$ 6,347,426</b> | <b>\$ 12,774,897</b> |

**Five Year Expenditure to Revenue Match**

|   | <u>FY2019/20</u> | <u>FY2020/21</u> | <u>FY2021/22</u> | <u>FY2022/23</u> | <u>FY2023/24</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Expense Allocation Current Year                         | \$ 341           | \$ -             | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (2-yr Old Funds)   | \$ -             | \$ 1,727         | \$ -             | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (3-yr Old Funds)   | \$ -             | \$ -             | \$ 3,897         | \$ -             | \$ -             |
| Expense Allocation Prior Fiscal Year (4-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ 3,196         | \$ -             |
| Expense Allocation Prior Fiscal Year (5-yr Old Funds)   | \$ -             | \$ -             | \$ -             | \$ -             | \$ 17,454        |
| Expense Allocation Greater than five Prior Fiscal years | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| <b>Total Annual Expenditures</b>                        | <b>\$ 341</b>    | <b>\$ 1,727</b>  | <b>\$ 3,897</b>  | <b>\$ 3,196</b>  | <b>\$ 17,454</b> |

**Adopted 2024-2029 Capital Improvement Program (CIP)**

|                 | <u>FY2024/25</u> | <u>FY2025/26</u> | <u>FY2026/27</u> | <u>FY2027/28</u> | <u>FY2028/29</u> |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| None Programmed | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Total           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |

## SEPA Park and Trail Fee Schedule

| SEPA Park and Trail Impact Fee Program - First Half of FY2023-24 |               |           |           |                |           |           |
|--|---------------|-----------|-----------|----------------|-----------|-----------|
| July 1, 2023 through December 31, 2023                           |               |           |           |                |           |           |
| Land Use   | SEPA Park Fee |           |           | SEPA Trail Fee |           |           |
|  | Base Fee      | Admin Fee | Total     | Base Fee       | Admin Fee | Total     |
| <b>Residential</b> - per unit                                    |               |           |           |                |           |           |
| Single Family  | \$ 12,535     | \$ 501    | \$ 13,036 | \$ 11,314      | \$ 453    | \$ 11,767 |
| Multi-Family   | \$ 9,055      | \$ 362    | \$ 9,417  | \$ 8,173       | \$ 327    | \$ 8,500  |
| <b>Non-Residential</b> - per acre                                |               |           |           |                |           |           |
| Commercial   | \$ 2,079      | \$ 83     | \$ 2,162  | \$ 9,214       | \$ 369    | \$ 9,583  |
| Office   | \$ 3,761      | \$ 150    | \$ 3,911  | \$ 16,671      | \$ 667    | \$ 17,338 |
| Industrial/Flex  | \$ 1,090      | \$ 44     | \$ 1,134  | \$ 4,824       | \$ 193    | \$ 5,017  |

| SEPA Park and Trail Impact Fee Program - Second Half of FY2023-24 |               |           |           |                |           |           |
|---|---------------|-----------|-----------|----------------|-----------|-----------|
| January 1, 2024 through June 30, 2024                             |               |           |           |                |           |           |
| Land Use  | SEPA Park Fee |           |           | SEPA Trail Fee |           |           |
|   | Base Fee      | Admin Fee | Total     | Base Fee       | Admin Fee | Total     |
| <b>Residential</b> - per unit                                     |               |           |           |                |           |           |
| Single Family   | \$ 12,826     | \$ 513    | \$ 13,339 | \$ 11,577      | \$ 463    | \$ 12,040 |
| Multi-Family  | \$ 9,265      | \$ 371    | \$ 9,636  | \$ 8,363       | \$ 335    | \$ 8,698  |
| <b>Non-Residential</b> - per acre                                 |               |           |           |                |           |           |
| Commercial  | \$ 2,127      | \$ 85     | \$ 2,212  | \$ 9,428       | \$ 377    | \$ 9,805  |
| Office  | \$ 3,848      | \$ 154    | \$ 4,002  | \$ 17,058      | \$ 682    | \$ 17,740 |
| Industrial/Flex   | \$ 1,115      | \$ 45     | \$ 1,160  | \$ 4,936       | \$ 197    | \$ 5,133  |

The January 1, 2024 rate increase was 2.32% and reflected the combined average of the October 2022 to October 2023 Engineering News Record – Construction Cost Index (ENR-CCI) San Francisco index and the ENR-CCI “20-City” index.